

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.M
Historic Name:	Chestnut Hill Farm
Common Name:	
Address:	
City/Town:	Southborough
Village/Neighborhood:	West End
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Agricultural; Residential District
Significance:	Agriculture; Archaeology, Historic; 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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FORM A - AREA

Massachusetts Historical Commission

220 Morrissey Boulevard

Boston, Massachusetts 02125

Assessor's Sheets

51, 62

USGS Quad

Marlborough

Area Letter Form Numbers in Area

M

16-17, 379-389, 956-8

378



Southborough

neighborhood or village)

West End

Area Chestnut Hill Farm

Use agricultural, residential

Construction Dates or Period mid-18th- early 20th century

Condition excellent

I 3, 4

View north

Major Intrusions and Alterations none

Acreage approximately 200 acres

Recorded by Forbes/Schuler, consultants

Organization Southborough Historical Commission

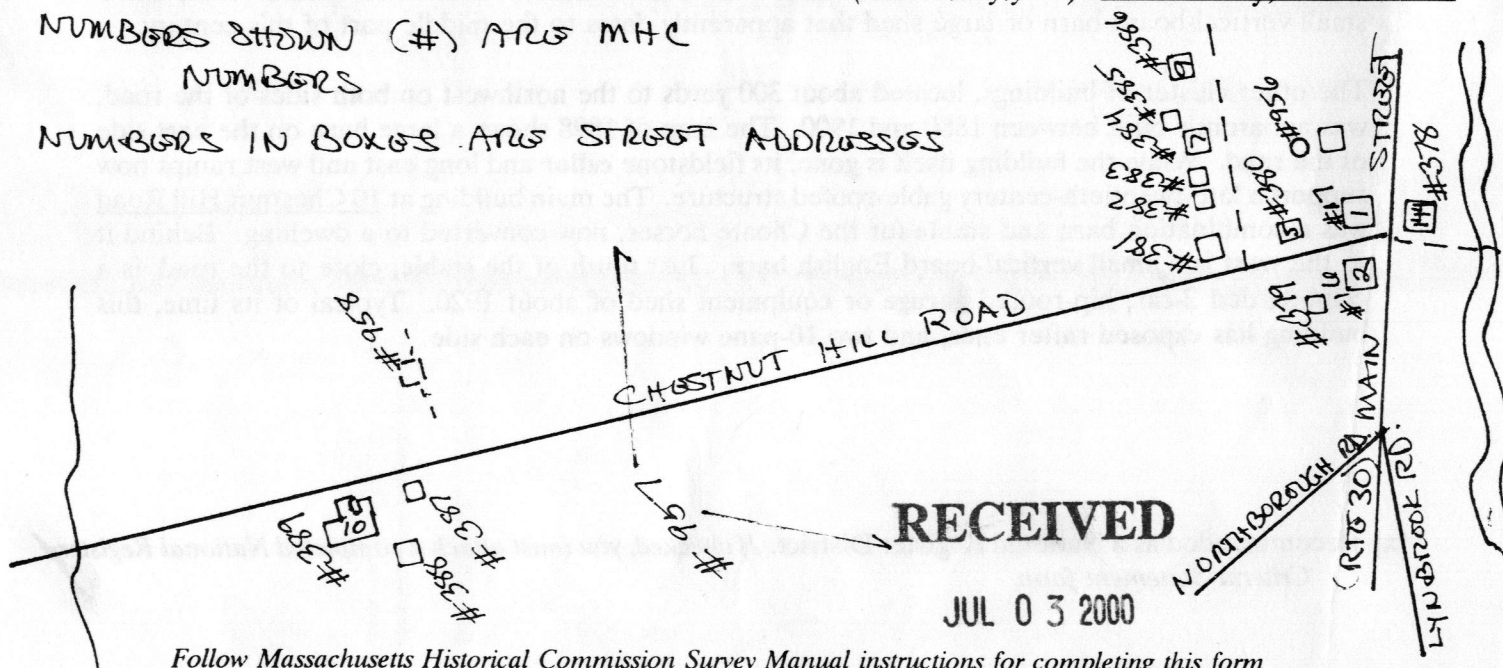
Date (month/day/year) January, 2000

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.

NUMBERS SHOWN (#) ARE MHC
NUMBERS

NUMBERS IN BOXES ARE STREET ADDRESSES



RECEIVED

JUL 03 2000

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form

MASS. HIST. COMM

AREA FORM

ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*

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

Chestnut Hill Farm encompasses not only the largest historic farm landscape visible from any road in Southborough, but also includes two well-preserved eighteenth-century farmhouses and a variety of auxiliary buildings and structures spanning several eras of the town's history.

The main entry to the farm is at its south end at Main Street, where Chestnut Hill Road begins between the two eighteenth-century houses at 1 and 2 Chestnut Hill Road, opposite the former farm barn at 144 Main Street. The farm **landscape** (#957), nearly two hundred acres of rolling fields, meadows and pastures, stretches north on both sides of Chestnut Hill Road all the way to the Wachusett Aqueduct below the old Boston & Albany Railroad bed, and west to Northborough Road. A small apple orchard just north of the outbuildings at 7 and 9 Chestnut Hill, (possibly the 6-acre orchard which is mentioned as a separate parcel in many of the property deeds), is a reminder of one component the farm would have had from its earliest days. Most of the fieldstone walls that line the road appear to date to the nineteenth century.

North of the house at 1 Chestnut Hill Road are the remains of the main farmstead as it looked in the early part of this century. By 1880 a short farm lane, now the drive to the residences at 7 and 9 Chestnut Hill Road, extended east to a cluster of employees' cottages and agricultural outbuildings. Today, an early modern Cape Cod Cottage of about 1940, 5 Chestnut Hill Road, occupies the north part of a former barn site about 20 yards behind the old farmhouse. A high mortared rubble stone wall remains at the northeast corner of its small property; larger sections of the wall are still in place along the road in front of the house, and partly enclosing the yard behind the garage associated with 1 Chestnut Hill.

The lane passes eastward just north of the little house. Aligned along its north side, from west to east, are a small ca. 1900 gable-front **barn**, a pair of narrow gable-front **wagon houses** linked by a high wooden gate, a one-story **cottage** (7 Chestnut Hill Road), a ca. 1930 drop-sided **garage**, and a second **cottage** (9 Chestnut Hill Road).

South of the lane, east of 5 Chestnut Hill, are a ca. 1920 round tiled **silo** with a metal roof, and a small vertical-board barn or large shed that apparently dates to the middle part of this century.

The other cluster of buildings, located about 300 yards to the northwest on both sides of the road, was apparently built between 1880 and 1900. The map of 1898 shows a large barn on the east side of the road. While the building itself is gone, its fieldstone **cellar** and long east and west ramps now support a late-twentieth-century gable-roofed structure. The main building at 10 Chestnut Hill Road was a combination barn and **stable** for the Choate horses, now converted to a dwelling. Behind it to the west is a small vertical-board English **barn**. Just south of the stable, close to the road, is a clapboarded 2-car, hip-roofed **garage** or equipment shed of about 1920. Typical of its time, this building has exposed rafter ends, and two 10-pane windows on each side.

☒ 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 Chestnut Hill Farm

Massachusetts Historical Commission
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M

Form Nos.
(see Data Sheet)

ARCHITECTURAL DESCRIPTION, cont.

Architectural description: principal buildings and structures (See Sketch Map; see Data Sheet for minor buildings)

MHC #17 1 Chestnut Hill Road, Maj. Josiah Fay House, 18th-C. (ca. 1757)

2-1/2-story half-house with an extremely rare double jog at the west end, representing the expansion of the long rear leanto at an early date. 3-bay facade with entry at lobby entrance at west end, aligned with chimney. Windows: 6-over-9-sash, with projecting, molded crowns. Wood shutters--louvered on upper windows, paneled at first story. Entry: 6-panel door, surrounded by molded architrave and fluted pilasters (untapered), on plinths, with squat capitals. Shallow frieze, heavy-molded cornice. Trim: molded, boxed cornice with bed molding (no returns); water table. Rear additions: 2-story cross-gabled rear wing, with shed dormer projecting west over leanto roof. Small early-20th-C. hip-roofed entry at northwest rear, supported on Tuscan columns. Shallow hip-roofed screened porch on northeast, with Tuscan columns. Materials: clapboarded, with fieldstone foundation and asphalt shingle roof. Setting: mortared fieldstone wall along roadside, with steps at front, and granite-posted opening on northwest. Specimen plantings in front yard include ca. 110-year-old tall sycamores, beech, hemlocks, spruces, and rhododendrons.

Outbuildings: 2-car mid-20th-C. gable-roofed garage with wood-panel overhead doors. Two small vertical-board sheds of twentieth-century date stand a short distance northeast of the house.

16 2 Chestnut Hill Road Peter Fay House (ca. 1780)

Large 5- by 4-bay 2 1/2-story double-pile late-Georgian house with side-gabled roof. Windows: 6-over-6-sash, with louvered wood shutters. 1-story polygonal bay window on each end with 8/8 in center. Triple 6/6 under west gable, paired window under east gable. Entry: wide Federal Revival type with open, dentiled pediment over elliptical leaded fanlight. 4-panel door. 3-pane sidelights over paneled aprons. Trim: Narrow cornerboards; large overhanging unboxed cornice with large sawcut scroll brackets represents late-19th C. alteration. Wings and ells: long 1 1/2-story NE wing dating at least to mid-19th C. or earlier; 2/2 windows at upper story, 6/6 and 10/10 at first; modern sliding door and 9-pane glass and wood door on east elevation. Other features: long early-20th-C. wooden terrace across front, with square dowels and posts. Materials: clapboard, slate roof, granite-block foundation. Setting: century-old trees include large beech, maples, rhododendrons. Swimming pool northwest of house.

Outbuildings: 1-story clapboarded **cottage** (#379) at rear (possibly converted early-20th-C. chicken coop). 3-bay facade faces east, with 8/12 windows, paneled door with pilastered surround. Open porch on NE end under gable hood.

INVENTORY FORM CONTINUATION SHEET

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ARCHITECTURAL DESCRIPTION, cont.

378 144 Main Street former Choate Barn, ca. 1880

Former barn of Chestnut Hill Farm, converted to dwelling in 20th century. 2-part barn composed of a long New England gable-front barn extending south from Main Street, and large cross-gabled 1 1/2-story east wing (possibly former poultry house) with high monitor roof ringed with 6-pane windows. Main barn has vertical-board loft door under main gable, hip-roofed addition on east with 6/6 window and entry under shed-roofed porch, 6/6 and 6/1 windows. Other features: large square louvered cupola with arched openings at center of barn ridge. East wing has paired 6-pane windows in east gable end, 3-car modern overhead garage doors on N. facade. Trim: unboxed eaves; narrow cornerboards. Materials: clapboard, with asphalt roof. Setting: close to road opposite foot of Chestnut Hill Road. Overlooks Wachusett Aqueduct down hill to rear. Remnants of old barnyard at west side, near road has remains of fieldstone walls, granite posts at openings--now a parking area.

380 5 Chestnut Hill Road, ca. 1940

3-bay Cape Cod cottage with rear shed dormer, pair of small hip-roofed facade dormers. Hip-roofed den on north end, enclosed porch on rear. Windows: 6/6 in plain surrounds; paired on facade. Materials: wood shake siding, asphalt roof, concrete foundation. Trim: dentiled cornice at roofline and dormers; no returns or cornerboards. Alterations: main entry replaced with mid-20th C. version with 4-pane sidelights, very narrow pilaster-like trim, paneled door with four shouldered glass lights across top section. Modern deck at rear.

384 7 Chestnut Hill Road Ca. 1870s

Cape Cod cottage with 3-bay facade. Center entry with modern entry porch on square posts, square-doweled balustrade. Windows: 6/9 in flat surrounds. Materials: clapboard, asphalt roof, brick foundation.

386 9 Chestnut Hill Road Ca. 1870s

Small 1 1/2-story side-gabled cottage with 4-bay east wing fronted by open porch, shed dormer on south roof slope. Asymmetrical 3-bay facade with center entry. Windows: 6/6. Materials: asbestos siding; parged foundation, asphalt roof.

381 barn Ca. 1900.

Former small 1 1/2-story gable-front barn with long 1-story rear ell. Large overhead panel-and-glass mid-20th-C. garage door on S. facade. Windows: 6/6. Rear ell: 2 sliding exterior vertical-board doors on E. side, open-sided shed at north end. Trim: molded, boxed cornice, with returns. Materials: asbestos siding, concrete foundation, asphalt roof.

382, 383 pair of wagon houses Ca. 1900

Pair of small twin gable-front wagon houses, linked by boarded gate. Windows: 6-pane in front gable; 6/6 on sides. Doors: paired carriage doors with diagonal strapping, 6-pane window in each. Trim: molded, boxed cornice, with returns. Materials: Drop-siding, asphalt roof.

INVENTORY FORM CONTINUATION SHEET

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ARCHITECTURAL DESCRIPTION, cont.

956 silo Ca. 1920

Round, tiled, with metal roof.

389 10 Chestnut Hill Road: Choate Stable, ca. 1880

Converted stable/barn combination: wide shingled building with 20th-C. ells and large, wide gable dormers, one located at west end of long stable wing which extends east to road. Fieldstone east end wall on stable; fieldstone chimney on house section. Louvered square cupola with domed roof over stable wing. Windows: 6/6, with paneled shutters; variety of windows on ells, including double and triple 6/6; staggered-height 6/6's in gables. Doors: large transomed 3-part vertical-board barn door in E. wall of house section. Trim: unboxed eaves. North wing: abutting vertical-board barn with loft door in wall gable over high exterior sliding door. Materials: wood shingle on stable, vertical-board on barn wing. Asphalt roof. Setting: remnants of stable yard southwest of building has fieldstone walls and posts. Walled pen or garden just to south, beside road.

388 barn Late-19th century

Small vertical-board side-gabled barn on fieldstone foundation with open space underneath. One narrow door on east side, with pair of wide swinging doors to its north.

INVENTORY FORM CONTINUATION SHEET

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Southborough Chestnut Hill Farm

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Area(s)
A MForm Nos.
(see Data Sheet)HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Now a combination of five large parcels, with seven separate residences, this area is significant throughout most of Southborough's history as one farm. It belonged to at least three generations of the Fay family in the eighteenth- and nineteenth centuries, and to at least three more "gentleman" farmers in the late-nineteenth and early twentieth centuries. **Chestnut Hill Farm**, a name the property apparently acquired in about 1880, still comprises one of Southborough's most beautiful collections of agricultural resources. While some outbuildings have been lost, others added or converted to residential use, and an early-twentieth-century Cape Cod cottage stands on the site of a former barn, the historic character of the buildings, structures, and landscape here represents a rare survival of rural resources that have evolved over the course of nearly 250 years.

The beginnings of the farm are represented by the house at 1 Chestnut Hill Road. Singled out on the map of 1898 as being 200 years old, more reliable sources imply that this half-house/saltbox was built sometime between the 1727 incorporation of the town and about 1770. By one account, part of this structure is the house of **William Johnson, Jr.** (1689-1757), eldest son of William Johnson, one of the first proprietors and principal founder, with William Ward, of the town. William Johnson, Jr. was a blacksmith as well as a farmer. He moved to Worcester well before his death, and apparently sold the house and surrounding farm to his brother, **Ebenezer Fay**.

Other sources put the construction date of the house to its acquisition in about 1757 (the year of William Johnson, Jr.'s death,) by **John Lyscom**, who sold it, with 21 acres, to **Josiah Fay** in 1772. The deeds for that transfer refer to it as being in the northeast angle of the roads, and the house "where Justice [Samuel] Lyscom died." Samuel Lyscom was also one of the original town residents, and may have been the first or second owner of the house.

When at a Town Meeting in the fall of 1774 it was decided to have just one, rather than two town military companies, Josiah Fay (1731-1776) was unanimously chosen as its Captain. As such, he led the Southborough company of Minute Men to Concord on April 19, 1775. He also served in Boston during the British occupation. He enlisted in the Continental Army, and was promoted to Major. He became Southborough's best-known casualty of the Revolution when he was killed by poison in New York City in August of 1776. Born in Westborough, he had come to Southborough about 1750, and married Mary Bent in 1758. At the time of his death he owned 210 acres of land in four parcels, with two houses and a barn.

Mary Bent Fay lived on at 1 Chestnut Hill Road for many years, apparently until her death in 1833. Josiah and Mary had at least ten children, of whom their youngest son **Peter Fay, Esq.** (1760-1833) built the house at 2 Chestnut Hill Road, probably about 1787. He was a Southborough Selectman, and apparently a Justice of the Peace

In his last years, Peter Fay was one of the major founders of the Pilgrim Evangelical Society, the orthodox Congregationalist group which split off from the town church in 1831, and built its own church southeast of the intersection of Main Street and Cordaville Road in 1834 (Form #31). Before the church was built, most of their early meetings, including one the previous October, when the Rev. George Trask of Framingham preached to 150 "newly awakened people" squeezed into four rooms, were held in the house at 2 Chestnut Hill Road.

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HISTORICAL NARRATIVE, cont.

Upon Peter Fay's death, the farm and both houses were inherited by his two sons, **Temple** and **Peter Fay**. At that time Temple was thirty-four and Peter twenty-six. They apparently ran the farm together for many years, and both may have been operating it for some years while their father was still alive. In 1849, the younger **Peter Fay** (known in local records as "Deacon" Peter Fay, as he was a longtime Deacon of the Pilgrim Church,) bought out his brother's interest, and became sole owner.

Although it was not quite the largest of Southborough's farms, at \$15,000 in 1850 Dea. Peter Fay's farm, then 182 acres, had the highest value of any in town. He had the largest herd of cattle, at 30 head, and grew among the largest amounts of agricultural products, including 400 bushels of corn, 200 of oats, and 40 tons of hay in thay year. His production of 1100 pounds of butter for the commercial market was greater than most of his colleagues,' and of the farmers who were still making cheese, he produced by far the largest amount, 250 pounds. A self-proclaimed "horticulturalist", by his own assessment he had "the best apple orchard in Worcester County," consisting of 2000 trees, and is credited with introducing the Northern Spy apple to the Southborough area. He also grew peaches, cherries, and plums. A progressive and knowledgeable farmer in the forefront of agriculture for his day, he is known to have corresponded with landscape authority Andrew Jackson Downing, from whom he ordered some apple trees. He wrote and lectured widely on fruit culture in particular, and some of his articles appeared in the Massachusetts Ploughman. Dea. Fay served for nine years as a Southorough Selectman, represented the town in the General Court in 1845, and was President of the local temperance society for fifteen years.

Although Dea. Fay, in his Historical Sketches of the Town of Southboro. . . says that he sold his farm to **Henry H. Peters** in 1861, deeds show that Mr. Peters, (then of West Roxbury), bought it in 1853, the same year that Dea. Fay's first wife, Roxanna, died. Like his predecessor, Mr. Peters also specialized in dairy farming, and had a herd at least partially composed of Ayrshires. Still remembered for his generosity to the town, he was influential in several municipal improvement projects during that time. In 1858 he gave the town dozens of maple saplings, apparently from his farm, to beautify the streets of the center. On the first of May, some of the most eminent townsmen, including Joseph Burnett, turned out to form planting squads to place them as street trees along Main Street and on the small section of the common, then being landscaped in front of the Town Hall. In 1859, after the Pilgrim Evangelical Society had moved back to the second meetinghouse on the common, Mr. Peters purchased the 1834 Pilgrim Church and paid to have it refurbished as a schoolhouse. He then donated the property to the town to be used as a high school. The town gratefully accepted the building, complied with all his conditions, and named it the "Peters High School House" in his honor.

Six years later, in Februrary of 1865, it was Henry Peters who proposed to Town Meeting that the town erect a war memorial to the native soldiers who had died in the Civil War. He challenged his fellow citizens by making the first donation of five hundred dollars, which was quickly matched by many others. \$1600 was eventually raised, and Southborough's **Soldiers Monument** was dedicated on the town common on New Year's Day, 1867.

In 1865, Henry Peters sold the farm to **Samuel Appleton** and moved closer to Southborough center. While further research will be needed to confirm his identity, this may have been Samuel Appleton, II, second-generation manufacturer in Lowell, affiliated with the Appleton Manufacturing Company, makers of cotton textiles, particularly underwear and stockings. (See also Form #268, 55 Main Street). (Cont.)

INVENTORY FORM CONTINUATION SHEET

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HISTORICAL NARRATIVE, cont.

The Peters-Appleton sale may represent the first in a series of speculative transactions, during which the farm was purchased by some of the wealthiest real estate investors in Massachusetts, some of whom appear to have occupied it briefly as a country estate, while others may never have lived here at all. Mr. Appleton owned the farm for less than two years, and it changed hands three times more before it was again acquired by a relative of Southborough's Fay family. From 1869 to 1871 the owner was **James C. Converse**, who briefly operated a dairy farm here. In 1870 his property was 203 acres. At that time he (or possibly his predecessor, **Frank H. Palmer**, who owned the farm from 1867 to 1869) had built a new barn, and at least one of the cottages at 7 or 9 Chestnut Hill Road. The Converse herd, like several at that time in Southborough, apparently consisted of Jerseys, as he had at least one prize Jersey bull. He also appears to have raised horses, as he owned eleven, and housed them in their own horse barn.

In 1871 Mr. Converse, then listed as living in Pennsylvania, sold the farm to another out-of-towner, **Joseph Story Fay, Jr.**, of Falmouth. He owned it for eight years (the last two with his sister, **Sarah S. Fay**.) Joseph and Sarah Fay were the children of the man considered to be the founder of the summer community in the Woods Hole section of Falmouth. A major shipping magnate in Boston, New York, Georgia, and New Bedford, Joseph Story Fay had established a real estate empire in Falmouth in the lucrative years when it was rapidly developing as a fashionable location for Boston's elite to establish summer homes. In a striking parallel to Joseph Burnett's paternalistic establishment and control over St. Mark's Church in Southborough, in the early 1850s Joseph Story Fay had founded the Episcopal Church in Falmouth in much the same manner. Both generations of that Fay family, including Joseph, Jr. and Sarah, made Falmouth their permanent residence, and owned a large amount of real estate there. At the turn of the century, the second generation--Joseph, Jr., Sarah, and their brother, Henry--paid 9% of the total taxes in Falmouth, and the largest amount of its real estate tax. It is not clear whether Joseph or Sarah used the Southborough farm for a residence, or whether they utilized it as either a commercial or family farm.

In 1879, the 200+-acre farm again changed hands. The purchaser was a member of another of eastern Massachusetts' most prominent families, this one renowned for its eminent lawyers, **Charles Francis Choate** (1828-1911). He is still remembered today as a longtime Southborough benefactor, of the same generation as Joseph Burnett. At that time a resident of Cambridge, with a law office in Boston, he had made his reputation as counsel for New England's railroad companies in the early years of their operation. In 1878, he became President of the Old Colony Railroad, a post he held until at least 1893. During the same period, he was also President of the Old Colony Steamship Company, and in 1901 became President of the Massachusetts Hospital Life Insurance Company.

Charles Choate bought the Southborough farm for a summer residence and country estate. Calling it Chestnut Hill Farm, under his ownership it was the third largest farm in Southborough, surpassed only by the Burnett family's Deerfoot Farm, and soon by the adjoining property to the east, his son-in-law J. Montgomery Sears' Wolf Pen Farm (see Area Form O). In 1897, Charles' Choate's Southborough real estate was valued at \$39,050. It included this farm, with 200 acres, plus 169 more in three other pieces to the north along Fisher Road. He had a herd of fifty cows, and owned a bull and nine horses. Just before the turn of the century the property included the main house at 2 Chestnut Hill Road, the older Fay house at 1 Chestnut Hill occupied by his farm manager, (for many years that was a Mr. Metcalf), two rental houses for farm employees (7 and 9 Chestnut Hill), five barns, a granary, a blacksmith shop, a repair shop and ice house, and a greenhouse. His longtime coachman, Richard Millay, lived at 7 Chestnut Hill Road, and in the 1890s the other cottage was occupied by farmer Lawrence Finn and his family. (Cont.)

INVENTORY FORM CONTINUATION SHEET

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HISTORICAL NARRATIVE, cont.

Mr. Choate's son, **Edward C. Choate**, gradually acquired a large portion of the property, and was closely involved with some of the farm's operations. In 1881, at the age of twenty-three, he owned the 35-head cow herd, a bull, and 28 horses. By 1900, and apparently until his death in 1905, he owned nearly all the farm land and outbuildings, the house at 1 Chestnut Hill Road, the employees' houses, 22 horses, and what had become a herd of 80 cows.

Upon Edward Choate's death at the age of 47, the property he owned apparently reverted to his father. In 1906, Charles Choate sold the home farm, though not all the outlying land, to financier **Samuel Carr** of Boston. Mr. Carr was a colleague of several of Southborough's most prominent citizens, including both Charles Choate and George Peabody Gardner, with whom he served on the board of directors of the Old Colony Trust Co. (See Form #19, 94 Main Street.) He bought most of the property for his daughter, Margaret, who married Charles Leland. He built a house for the Lelands on the adjoining property at 130 Main Street, but the two old Fay houses, #s 1 and 2 Chestnut Hill Road, had apparently already been divided out with their own houselots. These were purchased by **Newell Bent** and his wife **Margaret**.

Newell Bent had been a teacher at St. Mark's School, but by 1909 he is listed as a broker, probably a stock broker. Further research will be necessary to determine whether he or his wife had any familial connection with the Carrs, Lelands, or Choates. The Bents also bought other parcels of the old farm, some of which they sold separately to Mr. Carr and the Lelands. While the Bents owned and lived at 2 Chestnut Hill, they later apparently sold the barn at 144 Main Street, and the older house at 1 Chestnut Hill to the Lelands.

In 1936, the year that Margaret Leland sold 143 acres of the farm to **Charles Donaldson**, the Lelands appear to have owned virtually all of Chestnut Hill Farm except the house at 2 Chestnut Hill. The buildings on the farm at that time included the house at 1 Chestnut Hill Road, a large barn, a garage/shed, a repair shop/ice house, and the two employees' cottages.

Charles Leland died in about 1940. **Margaret Leland**, who lived until 1967, sold most of the rest of the property in the 1950s.

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Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community Property Address
Southborough Chestnut Hill Farm

Area(s) Form No(s).
M (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.

The complex of buildings, structures, and agricultural landscape remaining from the large Chestnut Hill Farm is eligible for the National Register as a district at the local level under Criterion A as the surviving manifestation of one of Southborough's largest, earliest, and most lavish "gentleman's farms." It is highly significant for its association with a long series of prominent owners, including Revolutionary hero Josiah Fay, early- and mid-nineteenth-century Deacons and progressive farmers Peter Fay, Sr. and Jr., Henry H. Peters, donor of the town's high school, State Representative Samuel Appleton, eminent lawyer Charles F. Choate, and prominent twentieth-century gentleman-dairy farmers Margaret and Charles Leland.

The property also meets Criterion C as perhaps Southborough's best-preserved collection of architectural and agricultural resources that illustrate the design and architecture of a gentleman's farm from its origins in the mid-eighteenth century through the 1930s.

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

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
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Southborough

Chestnut Hill Farm

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M

Form Nos.
(see Data Sheet)

AREA DATA SHEET

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
17	51-9	1 Chestnut Hill Rd.	Maj. Josiah Fay House garage	ca. 1757 mid-20th C.	Half-house/saltbox utilitarian
16	51-7	2 Chestnut Hill Rd.	Peter Fay House	1780	Georgian double-pile
379		" " " "	cottage	early 20th C.	astylistic
380	51-8	5 Chestnut Hill Rd.	Donaldson Farm cottage	ca. 1940	Cape Cod cottage
384	62-4	7 Chestnut Hill Rd.	Employees cottage	ca. 1870s	--- cottage
385			garage	early 20th C.	utilitarian
386	62-4	9 Chestnut Hill Rd.	Employees cottage	ca. 1870s	--- cottage
381	62-4		barn	ca. 1900	utilitarian
382	62-4		pair of wagon houses	ca. 1900	utilitarian
383					
956	62-4		silo	ca. 1920	utilitarian
	62-4		mid-20th C. shed		
	62-4		" " " shed		
	62-4		" " " barn		
958	62-4		barn cellar and ramps	late-19th/mid-20th C.	utilitarian
389	51-7	10 Chestnut Hill Rd.	Choate stable/barn	1870s	utilitarian
388			barn	late-19th C.	utilitarian
387			garage	ca. 1920	utilitarian
957	51-7, 62-4	Chestnut Hill, North- borough Rds.	Chestnut Hill Farm landscape	N/A	rural landscape
378	51-20	144 Main Street	Choate barn	ca. 1880	utilitarian



Chestnut Hill Farm



Chestnut Hill Farm



View NE, Foot of Northboro Rd.



View north, Foot of Northboro Rd.



1 Chestnut Hill Rd.



2 Chestnut Hill Rd.



5 Chestnut Hill Rd, Chestnut Hill Farm.



10 Chestnut Hill Rd.



9 Chestnut Hill Rd.



10 Chestnut Hill Rd.



10 Chestnut Hill Rd.



10 Chestnut Hill Rd.



10 Chestnut Hill Rd.



144 Main Street.



144 Main Street