

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.66
Historic Name:	Fay, Moses House
Common Name:	Cedar Acres - Rowe, Elgin John House
Address:	135 Deerfoot Rd
City/Town:	Southborough
Village/Neighborhood:	Southborough
Local No:	26-1
Year Constructed:	c 1810
Architect(s):	
Architectural Style(s):	Federal
Use(s):	Agricultural; Poultry Farm; Single Family Dwelling House
Significance:	Agriculture; Architecture
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Vinyl Siding; Wood Foundation: Stone, Uncut



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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 B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

26-1 Marlboro 66 657

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town SOUTHBOROUGH

Place (neighborhood or village)

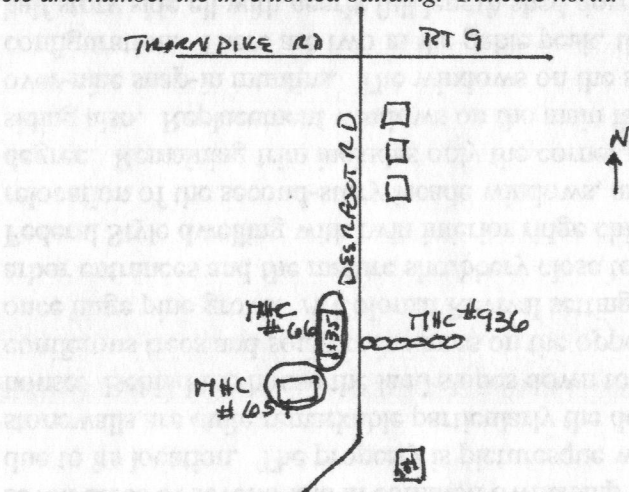
*BARN #657
 WALL #936*



135 Deerfoot Road
 Name Moses and Elizabeth H. Fay House
 Present residential
 Original residential
 Construction ca. 1810
 Maps and visual
 Form Federal/side gable form
 Architect/Builder unknown
 Exterior Material:
 Foundation stone
 Wall/Trim vinyl siding

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Roof asphalt shingle

Outbuildings/Secondary Structures Mid 19th c. gable front barn of wood shingles on stone with shed roof side ell. Centered sliding vertical board barn door, small 6/6 in peak, 20th c. addition of 2-car garage.

Major Alterations (with dates) One story side ell that was open piazza, long one-story rear ell with modern sliding glass doors and large light in gable peak, vinyl siding, vinyl windows - mid to late 20th c.

Condition fair (siding) / good

Moved no yes **Date** n/a

Acreage 27 acres

Recorded by Schuler/Forbes

Organization Southborough Historical Commission

Date (month / year) 3/00

Setting On rural dead end road just south of Turnpike Road (Route 9), close to road with low picket fence and arbor entrances defining house lot, pine grove behind, adjacent to industrial zoning, fine double stone wall opposite house, mature planting on property.

RECEIVED

JUL 03 2000

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

MASS. HIST. COMM

BUILDING FORM**ARCHITECTURAL DESCRIPTION** see continuation sheet

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

One of the most distinguished early properties south of Turnpike Road is this small complex that now is twenty-seven acres of several lots in common ownership adjacent to industrially zoned land. It is isolated but vulnerable due to its location. The property is picturesque with evidence of a planned landscape as well as a farm. The stonewalls are quite remarkable particularly the double wall that runs perpendicular to the road opposite the house. Behind the house the land slopes down to clusters of large pines. There are many enormously tall coniferous trees and some cedar trees on the opposite side of the street, hence the name "Cedar Acres" for the once huge pine grove. A Colonial Revival setting has been established in front with the low picket fence, two arbor entrances and the mature shrubbery close to the dwelling. The house is a five-bay, two and one-half story Federal Style dwelling with twin interior ridge chimneys. Changes such as the application of vinyl siding, relocation of the second-story facade windows, and replacement windows have altered the character to some degree. Remaining trim includes only the corner posts with caps. The wide fascia has been covered by vinyl siding also. Replacement windows on the main facade are slightly smaller than earlier windows and have six-over-nine snap-in muntins. The windows on the south gable end have not yet been replaced and show the same configuration. There are two in the gable peak, three at the first and second story level. There is a one and one-half story side ell with nearly full length shed dormer extending from the south end of the house. An open porch across the side ell is screened by a trellis between the posts that carry the porch shed roof. On the north side there is a former piazza which has been enclosed to be part of the enlarged living room on the interior. It is set back from the main facade only slightly. The centered entrance with flanking side lights has a projecting gable front entrance porch with lattice sides and square beaded posts with an ovolo molding. At the rear of the house there is a long one-story addition on stone which has sliding glass doors and a large triangular light in the gable peak. Many changes have been made to the interior, however, the house reportedly retains six fireplaces. The two-story gable front barn (MHC #657) is situated south of the house at the road edge. Resting on a stone foundation the barn has shingled siding, a centered sliding barn door with a small six-over-six window above, and a shed roof addition on the south side which has been converted to a garage with the doors in the north side of this addition. A notable stonewall structure perpendicular to the stone wall lining the road edge is located on the opposite side of Deerfoot Road directly across from the house. It is a double stone wall (MHC #936).

HISTORICAL NARRATIVE see continuation sheet

Discuss the 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.

In all likelihood this property was developed in the early 1800s and maybe the late 1700s, however, the first known date that it existed is 1831. Its proximity to Turnpike Road may be a clue to expect eighteenth century development. First known owner according to late nineteenth century reports were **Moses and Elizabeth Haynes Fay** who had been married in 1812. From the mid-nineteenth century the house belonged to **John Augustus Jefferson Fay** (1821-1909) and **Charles Sumner Fay** (b.1818), who were brothers and sons of Moses and Elizabeth Fay. The total farm was 69 acres and each was assessed for one-half a house, and a barn as well as one horse and four cows. John A. J. Fay also was assessed for a woodshed and a granary. Neither John A. J. nor Charles S. Fay had been assessed for property in the 1850 census, however their father, Moses Fay (ca. 1797-1855) was assessed for a 65-acre farm on which he had eight cows, two oxen, sheep and a pig and grew

INVENTORY FORM CONTINUATION SHEET

Town
SOUTHBOROUGH

Property Address
135 DEERFOOT ROAD
Area(s) Form No.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

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HISTORICAL NARRATIVE (Continued)

rye, Indian corn, oats, hay, and Irish potatoes. Moses Fay also was listed in the census as producing four pounds of wool, 650 pounds of butter, 70 pounds of beeswax and honey on his 65-acre farm. Of the 117 farmers listed in the 1850 Agricultural Census only four others reported beeswax and honey and only one other reported the production of wool whereas nearly every farmer reported the production of the large quantities of butter. Historical accounts refer to this property being the homestead of three generations of Fays, thus it clearly was the farm of Moses Fay, inherited by two of his sons John A.J. and Charles S. Fay at his death in 1855. Another son of Moses and Elizabeth Fay was **Benjamin H. Fay** (1815-1884) who by 1850 owned a farm at 153 Cordaville Road. By the 1890s John A.J. Fay owned this entire property including a house, two barns, four hen houses, a granary and a farm of sixty-nine acres as well as two horses, nine cows and 36 fowl. However, it is interesting to note that once J. A. J. Fay owned the whole property his house value doubled to \$900 for only 1888. Thereafter his house value alone declined through the 1890s to \$600. The 1906 assessor's report also listed the same property as owned by John A. J. Fay and by 1909 when Fay died, Waldo A. Fay was assessed for the property as the Administrator of the Estate of John A. J. Fay.

The Colonial Revival updating of the farm likely occurred in the 1920s. A "Topographic Plan of Land" for **Elgin John Rowe**, prepared in 1928, shows the buildings and landscaping at that time. As an aside it may be of some interest to note that the plan is labeled for "Edward John Rowe, Esq." On the plan, the house has flanking ells and a "piazza" on the north (right) side, a grape arbor, hen houses, a shed behind the house, and the barn with garage. The piazza, which was slightly recessed from the main facade, is that part that was enclosed in the late 1900s to enlarge the living room. Rowe was first listed in assessors reports in 1918, as Elgin J. Rowe, a 47 year-old advertiser, with a house worth \$1100, a barn, a summerhouse, a windmill and only two acres as well as the 4 acres of Chamberlain land that had always been part of Fay's listings. However, in the same year Waldo A. Fay, a 58 year old farmer on Deerfoot Road, had a house worth \$550 (perhaps the farmhouse at 134 Deerfoot Road) two barns, hen houses, and 69 acres. The listing of John A. J. Fay's house between 1909 and 1918 is to date unfound because all listings of Waldo A. Fay show a more modest house. In 1927 Elgin Rowe, still in advertising owned a house worth \$4000, two barns, hen houses and 42 acres of Fay land and Waldo A. Fay was then listed on Middle Road. Undoubtly, Rowe did the Colonial Revival updating, which significantly increased the value of the house, in the mid 1920s. To date an architect, if one was employed, is unknown. Only the barn remains of the outbuildings that were on the site.

BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

Assessors Reports: 1860, 1870, 1881, 1894, 1897, 1906, 1909, 1915, 1918, 1921.
Atlases/Maps: 1831, 1857 (J.A.J. & C. S. Fay), 1870 (C.S.& J.A.J. Fay), 1898 (J.A.J. Fay)
Directories: 1900, 1903, 1905.

INVENTORY FORM CONTINUATION SHEET

Town
SOUTHBOROUGH

Property Address
135 DEERFOOT ROAD
Area(s) Form No.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

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BIBLIOGRAPHY and/or REFERENCES (Continued)

Federal Census: 1850.

Noble, Richard. Fences of Stone, 1990.

Simpson, Louise. "Old Houses in Southboro", 1904.

"Topographic Plan of Land in Southborough, Massachusetts for Edward John Rowe, Esq., April 27, 1928", by Harry F. Bryant and Son, Civil Engineering, Brookline, Mass. - owners of 135 Deerfoot Road

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



Barn



Stone walls

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Community Property Address
SOUTHBOROUGH 135 DEERFOOT RD.

Area(s) Form No.

66

National Register of Historic Places Criteria Statement Form

Check all that apply:

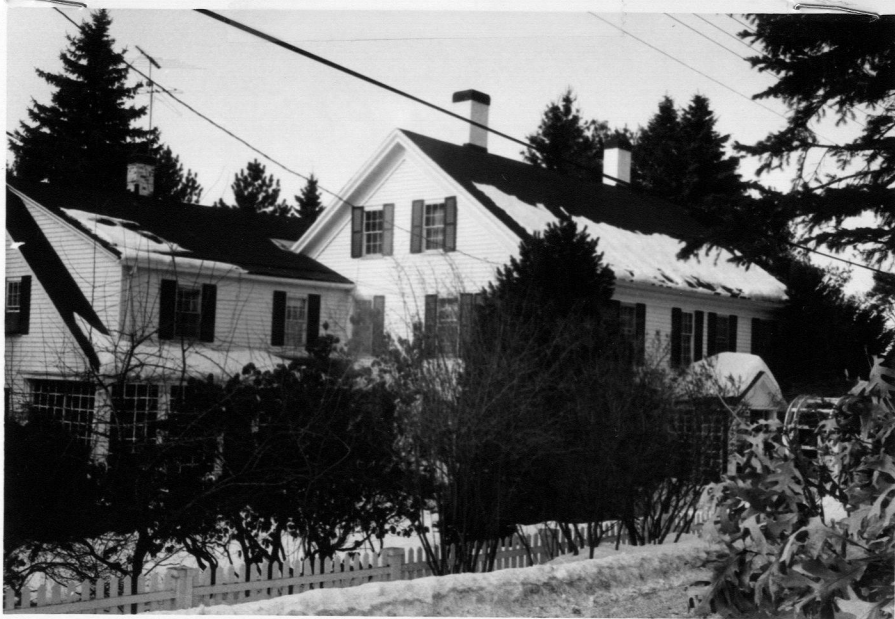
- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Schuler/Forbes, Consultants
The criteria that are checked in the above sections must be justified here.

The Moses Fay House is the only late eighteenth or early nineteenth century farms remaining in this area of Southborough and is reminiscent of the argicultural past of the area. Although the main house has been sided it retains it setting and barn and displays the effect of the Colonial Revival period on rural farmhouses. This property is eligible for listing individually and as part of a district with the Lamson Hildreth House at 134 Deerfoot Road. It retains integrity of location, setting, design, workmanship, association and feeling.



PL-SOUTH

66

USGS map

Southborough

Address 35 Deerfoot Rd

Original & present dwelling

owner Hudson Hoagland

public

Style

Literature _____
 Music _____
 Indians _____
 Other _____

source of date _____

Development of town/city _____
 Architectural reason for inventorying: _____

Architect _____

182 1870

OR part of Area # _____

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material _____

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 _____

PORCHES: 1 2 3 4 PORTICO _____ Balcony _____

FACADE: Gable end: Front/side Ornament _____

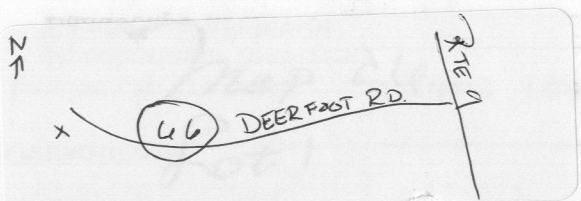
Entrance: Side Front: Center/Side Details: Glass side windows

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 # 2-27 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)

Crystal (or Deerfoot) Springs on this land

BIBLIOGRAPHY AND/OR REFERENCE

1870 J. A. J. Fay
1898 "

RESTRICTIONS

Original Owner: _____
Deed Information: Book Number 3137 Page 201, Worcester Registry of Deeds