

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
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:	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Foundation: Concrete Unspecified; Stone, Uncut;
Demolished	No



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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

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

76-53

Marlborough

87, 656

Town Southborough

neighborhood or village) _____

s 89 Framingham Road

e Name Emery/Coffin House

Present dwelling

Original dwelling

Construction late 19th century

maps; visual assessment

orm 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

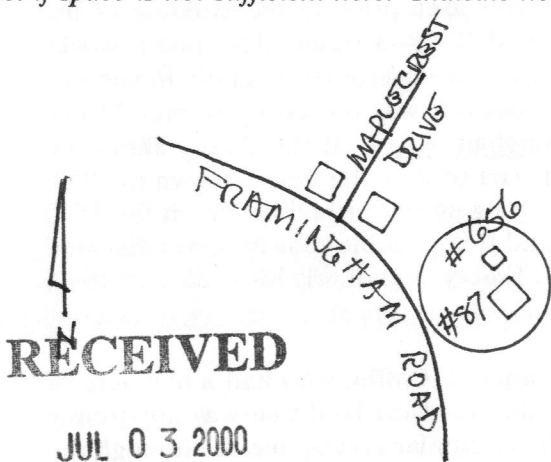
rear. MDC woods to east. Large, open yard

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.



RECEIVED

JUL 03 2000

MASS. HIST. COMM

Recorded by Forbes/Schuler, consultants

Organization Southborough Historical Commission

Date March, 2000

BUILDING FORM

SBR.87

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.*

INVENTORY FORM CONTINUATION SHEET

Community	Property
Southborough	89 Framingham Road

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

Area(s)	Form No.
	87, 656

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.





P1 6 87

SVS MALL

Southborough

Address 89 Framingham Rd

Original & present dwelling

Owner J. F. Toomay

Public no

Style

Literature _____ Indians _____ Source of date _____

Music _____ Other _____

Development of town/city _____ Architect _____

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: _____

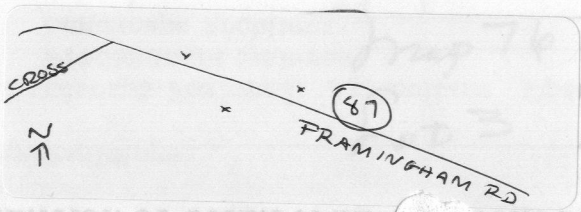
Windows: Spacing: Regular/Irregular Identical/Varied

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

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

1870 M. Emery

1898 J.M. Coffin

Black stone

Foundation

CONDITION Excellent

BIBLIOGRAPHY AND/OR REFERENCE

1870 M. Emery

1898 J.M. Coffin

Date

Present owner

Use

Name

Address

RESTRICTIONS

Original Owner: _____

Deed Information: Book Number 4127 Page 518, Worcester, CO Registry of Deeds