

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SBR.21
Historic Name:	Burnett, Joseph House
Common Name:	Deerfoot Farm
Address:	84 Main St
City/Town:	Southborough
Village/Neighborhood:	Southborough
Local No:	53-1
Year Constructed:	
Architect(s):	
Architectural Style(s):	Altered beyond recognition; Second Empire
Use(s):	Agricultural; Dairy; Single Family Dwelling House
Significance:	Agriculture; Architecture; Religion
Area(s):	SBR.A: Main Street Area
Designation(s):	
Building Materials(s):	Roof: Slate Wall: Stone, Cut; Stone, Uncut; Wood; Coursed Rubble; Brown Stone; Schist; Granite Foundation: Granite; Stone, Cut



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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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Massachusetts Historical Commission

53-1

Marlborough

A

21

22

Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

291-292

Town Southborough

Place (neighborhood or village) _____

Southborough centerAddress 84 Main StreetHistoric Name Joseph Burnett HousePresent dwellingOriginal dwellingDate of Construction 1849, with major
update ca. 1860Style NobleArchitectural Form Second EmpireArchitect/Builder unknown

Exterior Material:

Foundation granite blockWall/Trim mixed stoneRoof slateOutbuildings/Secondary Structures stone shop:

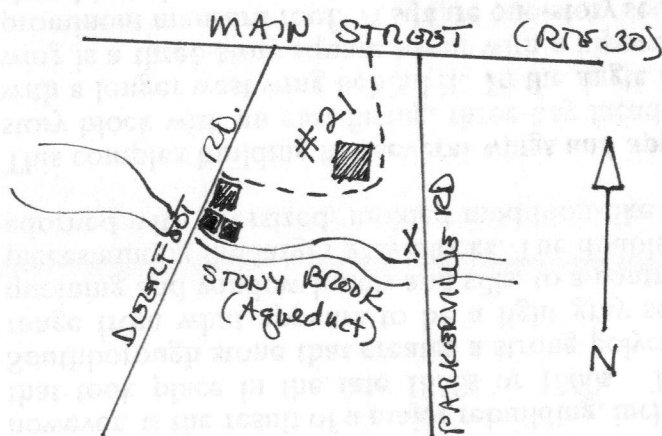
ca. 1848; stable/carriage house--ca. 1870s;
wood summer house, ca. 1850s

Major Alterations (with dates) mansard roof
story added--ca. 1860s; mansard tower roof
replaced with hip; front porch removed--early

20th centuryCondition goodMoved [x]no [] yes Date N/AAcreage 4.71 acresSetting On open section of Main St. linedwith stone walls and mature trees; betweenDeerfoot and Parkerville, on bank of brook.

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.

Recorded by Anne Forbes, consultantOrganization Southborough Historical Comm.Date JUL 08 1999 June, 1999

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

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

While some local research has placed the date of this building as early as 1846, family records indicate that the Burnetts moved into their new house in 1849. Much of its present appearance, however, is the result of a major rebuilding, including the addition of the high slate mansard roof, that took place in the late 1850s or 1860s. The building is constructed of a variety of local Southborough stone that creates a strong polychrome effect, as the natural hues of the material range from what appears to be a light gray schist to another dark gray stone used in corner quoining and window lintels and sills, to a contrasting warm brown stone interspersed as smaller pieces among the larger gray blocks. The double-hung windows are wood, as is the main cornice, adorned with oversized, molded modillion-like brackets.

This complex building has several wings and appendages. The core of the house is a high 2 1/2-story block with an east-facing, three-bay facade. A short full-height wing extends to its south, with a longer west wing behind it. In the angle between the rear of the main house and the west wing is a three-story square tower with a hipped roof. The tower was once much higher, with a prominent mansard roof. A square one-story section northeast of the tower with a distinctive red-slate hipped monitor roof is apparently a billiard room.

Windows throughout the house are mainly 6-over-6- or 4-over-4-sash. Pedimented, pilastered dormers with 6/6 sash are set into the nearly vertical lower faces of the roof. The main east facade is three bays wide, with a somewhat severe appearance due to the loss of its wide porch. The wide center entry, recessed into a quoined surround of rock-faced gray granite, has a large, varnished double-leaf door with round-headed lights over single panels. Early photos show that the facade windows had louvered wood shutters, and that the center second-story window was tripartite, with what appear to be French doors and a pilastered surround with segmental-arched pediment above it. A wide "piazza" spanned the main facade, and a balustraded open terrace continued north along the drive.

The east facade of the south wing has paired 4/4 sash at both first and second stories, with a narrow 6/6 toward the north end. Projecting from the south wall of the wing is a flat-roofed one-story den or sunroom, which echoes another of similar design abutting the north end of the main block. Viewed from the south, the south wing is one-bay deep, and the west wing behind it is three bays long, punctuated by segmental-arched window openings crowned with five small stone blocks. The segmental-arched theme of the west wing is continued in a southwest entry in what appears to have been a former one-story kitchen or pantry ell. Fronting the entry is a modern wooden deck.

The view of the rear (west) elevation reveals the square tower, tucked into the angle of the two-bay width of the main house and the west wing. The tower has one window on each face at first and second stories, and a pair of narrow 4-over-4-sash at the third, all set into segmental-arched openings. Northeast of the tower is a feature that was becoming fashionable in luxurious American country houses by the Civil War era--a one-story billiard room. Many billiard rooms were designed, like this one, on a square plan, and often had this type of hipped roof with a monitor skylight in the center to light the billiard table. The monitor windows appear to have been filled in here, but the general form remains, along with the distinctive red slate of the roof. The wide rear chimney is another typical feature, marking the location of the large fireplace which warmed the room. (Cont.)

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

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Southborough

Joseph Burnett
HouseArea(s)
AForm No.
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ARCHITECTURAL DESCRIPTION, cont.

Four tall interior brick chimneys pierce the main roofs of the house--one in each wing and two, asymmetrically placed, in the main block. These massive, blocklike chimneys represent a rebuilding of the early twentieth century; they replaced what appear in historic photographs to have been more sculptural corbeled or pilastered chimneys.

Since the nineteenth century the spectacular setting of this house has been altered only by the building of a modern house at the southeast corner of the grounds, well screened by trees. It otherwise retains its park-like surroundings, with mature specimen trees that include a huge copper beech tree, a weeping beech, weeping cedar, a line of tall pines along Main Street, and a double row of sugar maples flanking the long drive up to the house. Stone walls remain along both the Main Street and Deerfoot Road streetfronts, and remnants of a granite block retaining wall are still in place just downhill from a small grove of trees south of the house. In place of the demolished front porch, a narrow grassed terrace with a granite-block retaining wall now fronts the main facade.

Three distinctive outbuildings are clustered at the southwest corner of the property, in the angle of Deerfoot Road and Stony Brook, which was channeled as an aqueduct in the 1890s. Most unusual is the two-story gable-roofed "stone shop" (# 22) located on the bank of the brook, just below the 1890s stone dam. It was built in 1848 as the headquarters for the building crew of the mansion, and its position so close to the water indicates that a water wheel in its high basement story may have once turned machinery that aided in preparation of the stone, or in other building activities. This little building is constructed of the same combination of stone as the house, and, like the house, has a slate roof. It is currently in deteriorated condition, with large holes in the roof, and boarded-up windows and doors. What appear to be four large window openings line the lower wall on the west, Deerfoot Road side, with second-story window openings aligned above them. The north gable end has a six-panel door mounted high in the wall, with a boarded-over door opening below it and a lunette opening under the gable peak. A wooden cornice at the unboxed eaves is in deteriorated condition.

Close against the east wall of the shop, but standing as an independent building, is a rare example of what appears to be a wood-frame Gothic Revival summerhouse (# 20). Also in very deteriorated condition, it is a one-story structure with a very steeply-pitched hipped roof pierced by a distinctive narrow pointed-arched dormer on its east slope. The board-and-batten siding is consistent with the building's Gothic Revival form; the asphalt shingle roof is a twentieth-century feature. Large empty window openings fill each side of the building. A historic photo taken before 1897 shows this building in a slightly different position, apparently further east on the bank of the brook before it was channelized for the Boston water system. At that time it also had a low pointed steeple at the west end of the roof.

Just northeast of the shop and summerhouse, facing north over a curving drive, is a large 1 1/2-story wood-frame mansard-roofed carriage house/stable (#), with a small stone-walled paddock extending to the south behind it. In contrast to the house and shop, this building is clad in wood shingle and stands on a brick foundation. The roof, which has a polygonal cupola in the center, is slate on its lower slopes, asphalt shingle on the upper sections. The windows are 2-over-2-sash, including those in the hip-roofed dormers. The main carriage entry is located in the center of the north side of the building, under a large mansard wall dormer that retains its double-leaf, vertical-board hay door and a slender copper finial. The overhead garage door in the carriage entrance is a modern replacement. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

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ARCHITECTURAL DESCRIPTION, cont.

A flat-roofed stable wing extends to the west, displaying six small stall- or stanchion windows high in the wall facing Deerfoot Road, and a glass-and-panel walk-in door facing the drive. The wood trim of this building includes flat unadorned cornerboards, window surrounds, and water table, and the same type of widely-spaced, modillion-like cornice brackets as the main house.

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.

84 Main Street is significant as the home of the man who was arguably the best-known and most influential Southborough citizen in the town's history, **Joseph Burnett** (1820-1894). Apothecary, founder of nationally-known Burnett's Flavoring Extracts, of St. Mark's School, St. Mark's Church, and of Deerfoot Farm, the family enterprise which at one time supported nearly half the town's workforce, he was also the principal benefactor of the Southborough Town Hall and Public Library. Joseph Burnett's name is still familiar to most Southborough residents, who live with the results of his vision and philanthropy every day.

Educated at first in the Southborough schools, Joseph Burnett commuted to Worcester's English and Latin schools during his teenage years, and graduated from Worcester Technical College at the age of seventeen. For a few years he apprenticed to a prestigious Boston chemist and wholesale druggist, Theodore Metcalf, becoming a partner in the business, which became Metcalf & Burnett Chemical Company, when he was twenty-four. Amassing a considerable fortune in a short period of time, in 1847 he began to buy farmland along the south side of Southborough's Main Street and along Stony Brook in the vicinity of the old Sawin mills. He married Josephine Cutter in Boston in June of 1848, and the house they built here over the next year was apparently designed as their country house, the seat of what would at first become a "gentleman's farm" in the fashion of wealthy Boston businessmen of the time. The little stone shop (#11) on the bank of the brook was completed first, as it served as headquarters for the building crew working on the mansion. A house belonging to blacksmith Jackson Arnold that was standing on the property were moved to another location nearby.

After the mansion was finished, while continuing with the drug supply business in Boston, when in Southborough Dr. Burnett turned his attention to developing his farm. He imported one of the first herds of Jersey cattle to the United States, and installed an old childhood friend, Will Crouch, as his farm manager, providing living quarters for him in the little stone shop. During the 1850s the farm and its operations continued to expand, specializing in dairying, but soon adding a slaughterhouse and some prize pigs. It was at this time that the farm was named Deerfoot Farm, after the impression of a deer's hoof that the Burnetts' eldest son, Edward, found in a rock near the bank of the brook.

In the 1850s, Joseph Burnett was a prime force behind bringing the Agricultural Branch Railroad through Southborough on its northward swing to Marlborough, an enterprise which speeded transport of goods to market, benefitting all Southborough's farms, including Deerfoot Farm.
(Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

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HISTORICAL NARRATIVE, cont.

In 1855 he sold his half of the Metcalf & Burnett partnership, and went into business for himself, as Joseph Burnett & Co., makers of flavoring extracts, with headquarters first on India Street, later on Central Street, Boston. The company's best-known product, Burnett's Vanilla Extract, is still made, nearly 150 years later.

While apprenticed in Boston, Joseph Burnett had left his old Congregational roots to join the Anglican, or Episcopal faith. Mrs. Burnett was also a devout Episcopalian, and as early as 1850 they were employing Irish immigrants of Anglican, rather than Catholic, backgrounds on their farm, and arranging to hold Episcopal services at various locations in Southborough, often at their own home. In 1853 Joseph Burnett drew up a declaration of trust to establish an Episcopal Church in Southborough as a family trusteeship. By the end of the decade, services were being held in town more regularly, and in 1860, when Deerfoot Farm manager Will Crouch got married, resigned, and moved to Southville, Dr. Burnett renovated the upper floor of the stone shop as a small Episcopal chapel. Informal services were held there for a few months, and in December of 1860 a group of eleven Southborough men, meeting in the living room of the Burnett mansion, incorporated the first official Episcopal parish and society in Southborough as St. Mark's Church. Joseph Burnett was named Senior Warden, the most powerful position in the church, which he held until his death. St. Marks' first official service was a service of Holy Communion held on Whitsunday, 1861, in the chapel in the stone shop. For a short time the little building served its new purpose well, but with a growing congregation, coupled with the untiring efforts of Joseph Burnett, it was superseded by the building of **St. Mark's Church (Form #29)**, which opened its doors in June of 1863. In later years, Southborough assessor's records refer to the stone shop as a "stone store house", and by 1891 as a "stone store house and lodge house"

By the time he had accomplished his long-standing dream of bringing an Episcopal Church to Southborough, Joseph Burnett had clearly become the town's most prosperous citizen. By then he and Mrs. Burnett had a large family, eventually including six sons to educate. The eldest, Edward, was already at St. Paul's School in Concord, New Hampshire, and in a brief interchange over seeking a place for the second, Harry, St. Paul's headmaster suggested that Dr. Burnett might look into establishing a church school for boys in Southborough. Thus began a new dream, which Joseph Burnett followed with the same passion and commitment that had led to the founding of St. Mark's Church. Two years later, on September 13, 1865, St. Mark's School opened its doors in the center of Southborough in the buildings of the old Brigham Estate, which had been acquired and donated by Joseph Burnett. One year later, due in good measure to Dr. Burnett's support and encouragement, the Fay School opened on Main Street across from St. Mark's Church, as a boarding and day school for younger grades that would function partly as a "feeder school" for St. Mark's.

After the Civil War, Joseph Burnett continued as the prime influence behind several other civic enterprises in his home town. When the Town Hall burned down in 1869, he chaired the building committee for its replacement, and made a large contribution to the building fund. In the early 1870s he purchased the old Franklin Este house for a rectory and parish hall for St. Mark's Church, and served on the town committee for the centennial celebrations in 1876. (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community

Property

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Southborough

Joseph Burnett
HouseArea(s)
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HISTORICAL NARRATIVE, cont.

In 1871, Joseph Burnett passed on the management of Deerfoot Farms, which by then covered over 500 acres both on the Burnett property south of the brook and at satellite locations, to his son Edward. By that time the farm was producing a very successful line of pork sausages. Under Edward Burnett's management the farm's dairy and sausage business doubled and then tripled. In 1889, at the peak of Southborough's post-Civil War prosperity, in its dairy operations alone Deerfoot Farms produced 55,000 pounds of butter, 49,000 quarts of cream, and nearly a half-million gallons of milk, shipping 1,000 to 2,000 gallons daily to Boston by train. Edward Burnett, with his brother Robert as Treasurer, expanded the central farmstead with several large outbuildings near his own residence across the brook from his parents' mansion, also adding housing for the farm workers, including a large shingle-style dormitory.

As Joseph Burnett relinquished some of the day-to-day Deerfoot Farm responsibilities, he appears to have turned more to the life of a country gentleman. An active member of the Massachusetts Horticultural Society, he planted specimen trees and shrubs at his homestead, some of which remain today. He had always kept horses and several carriages; assessor's records indicate that he built the large shingled, mansard-roofed stable for his carriages and five horses sometime during the 1870s. The second floor of the stables contained rooms for his longtime coachman, John Colleary.

After Joseph Burnett died in 1894, his homestead was under the ownership of his heirs. It was apparently occupied by his second son, **Harry Burnett** (d. 1927) and his family well into the early twentieth century. While his brothers Edward, and later Robert, were running Deerfoot Farms, Harry Burnett, at first with Robert and later alone, had taken over at the Burnett Extract Company in Boston. He was eventually succeeded as President there by another brother, John T. Burnett, who may also have occupied the family mansion for a time. Upon his father's death Harry succeeded to the position of Senior Warden of St. Mark's, holding that office for over thirty years. As generous with his time and money as his father had been, Harry Burnett served for many years as Southborough's Tree Warden; upon his death he left a substantial fund for the building of a new parish house and rectory for St. Mark's Church.

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

- Maps and Atlases: 1857: J. Burnett; 1870: J. Burnett res.; 1898: Jos. Burnett's est.
 Doucette, Paul A. "Deerfoot, the Aristocrat of Farms", The Milk Route, #1, 6/1/1987.
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The Marlborough Directory, various dates and publishers.
 Noble, Richard. Fences of Stone: a History of Southborough, MA. Portsmouth, NH: Peter Randall, 1990.
 Simpson, Louise. "Old Houses in Southborough". Paper given to Southboro Woman's Club, 1904.
 Southborough Public Library: Hollinger photograph collection.
 Town of Southborough: Assessor's Reports, various dates.
 Worcester Historical Museum: newspaper files.

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Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community	Property Address
<u>Southborough</u>	<u>84 Main Street</u>
Area(s) A	Form No(s). 21

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 Anne Forbes

The criteria that are checked in the above sections must be justified here.

The Joseph Burnett House meets Criteria A and C of the National Register individually (as a complex) for its associations with two generations of the Burnett family, who profoundly influenced the economic, educational, social, religious, and architectural development of Southborough from the 1840s through the early twentieth century. Built as the country home of Joseph Burnett, it is particularly significant as the residence of the founder of nationally-important Burnett's Flavoring Extracts, and of state- and regionally-important Deerfoot Farms, St. Mark's School, and St. Mark's Church.

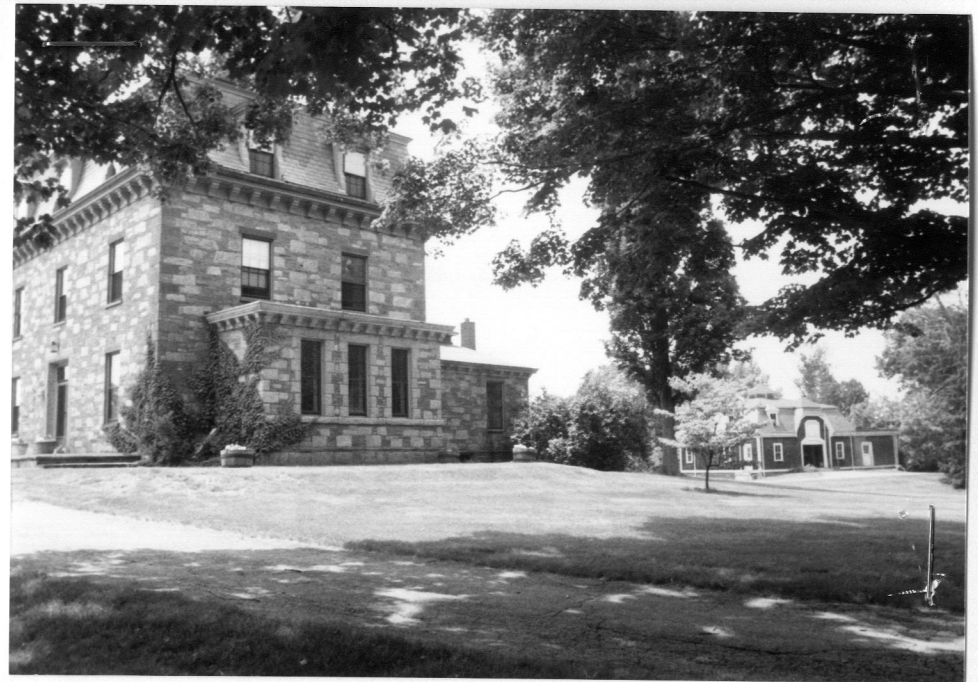
The property is also significant under both A and C as an example of a lavish country estate of the middle years of the nineteenth century, updated with additional buildings and landscaping of the latter part of the century. Despite some deterioration and the loss of some architectural features, it meets Criterion C for its well-preserved Second Empire architecture, executed in local stone, in an intact landscape setting.

The property is also eligible as part of a potential district of well-preserved estates, institutions, and nineteenth- through early-twentieth-century residences along Southborough's Main Street at the town center.

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



Main facade.



View southwest-house and stable



View east-rear of house.



View south-north end of house.



View from Deer Foot Road, with house
and stable.



Stable.



Stone shop, west side.



Stone shop - north end.



Summer house, with edge
of paddock



PHD 21

(A)	
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Southborough PI South Ave main

address 84 Main Street

al use dwelling

nt use "

nt owner Irvin Garfield

o public

1800's Style Mansard

1846 - H.D.S.C.

Education Military affairs
Government Religion/philosophy
Literature Indians
Music Development of town/city Architect

3. CONDITION: Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material:

WALL COVER: Wood Brick Stone Other

ROOF: Ridge Gambrel Flat Hip Mansard sedimented domers
Tower Cupola Dormer windows Balustrade Grillwork

CHIMNEYS: 1 2 3 4 5 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:

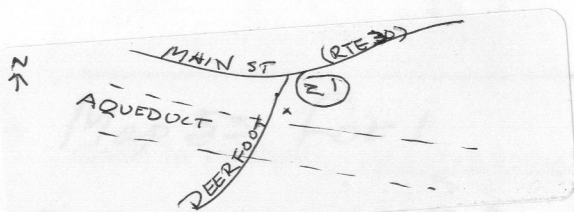
Entrance: Side Front: Center/Side Details:

Windows: Spacing: Regular/Irregular Identical Varied

Corners: Plain Pilasters Quoins Cornerboards

5. Indicate location of structure in relation to nearest cross streets and other buildings

6. Footage of structure from street
Property has feet frontage on street



Recorder

For

Photo 1-15A Date

SEE REVERSE

RELATION OF SURROUNDING TO STRUCTURE

SBR.21

1. Outbuildings

Garage / stable

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)

Built in 1846 and since extensively remodelled, including the entire third floor with its mansard roof, by Joseph Burnett, founder of St. Mark's School. ①

BIBLIOGRAPHY AND/OR REFERENCE

1898 Joseph Burnett2460-461① HDSC Report 1972

RESTRICTIONS

Original Owner:

Deed Information: Book Number 3068 Page 180-1, Worcester Co. Registry of Deeds



22 ✓ X

PHD

(A)	SBR. 21
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Southborough Pl. SOUTH
address 84 Main Street

ual use Gristmill - 1st Episcopal Church

nt use unused

nt owner Irwin Garfield

to public no

Date 1800's Style _____

Art/Sculpture Education Government Literature Music	Travel/Communication Military affairs Religion/philosophy Indians Development of town/city	Source of date _____ Architect _____
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3. CONDITION: Excellent Good Fair Deteriorated Moved Altered Added _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material: _____

WALL COVER: Wood _____ 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: _____

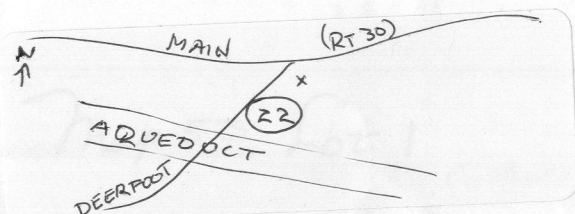
Entrance: Side Front: Center/Side Details: _____

Windows: Spacing: Regular/Irregular Identical/Varied _____

Corners: Plain Pilasters Quoins Cornerboards _____

5. Indicate location of structure in relation to nearest cross streets and other buildings

6. Footage of structure from street
 Property has _____ feet frontage on street



Recorder _____

For _____

Photo 1-16A Date 1970 - 1

SEE REVERSE

RELATION OF SURROUNDING TO STRUCTURE

SBR.21

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)

Small stone building, once the shop for the old Sawin grist mill which was torn down when the M.D.C. dam was built in the late 1800's. This dam and the large bodies of water on both sides of the road form an attractive natural boundary. ©

BIBLIOGRAPHY AND/OR REFERENCE

① HDSC Report 1972

RESTRICTIONS

Original Owner:

Deed Information: Book Number Page

Registry of Deeds