

# FORM B – BUILDING

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

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

173-00913-285

Warren

STU.239

**Town/City:** Sturbridge

**Place:** (*neighborhood or village*): Fiskdale

## Photograph



**Address:** 285 Brookfield Road

**Historic Name:** Cyrus and Bathsheba Fay House

**Uses:** Present: single-family dwelling

Original: single-family dwelling

**Date of Construction:** 1784-1795

**Source:** Registry of Deeds

**Style/Form:** Cape form

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone, concrete

Wall/Trim: wood shingle and plywood

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**

Shed/Lean-to

**Major Alterations** (*with dates*):

Entry portico added, ca. 1940s; two wings added along with screened porch, 1960s.

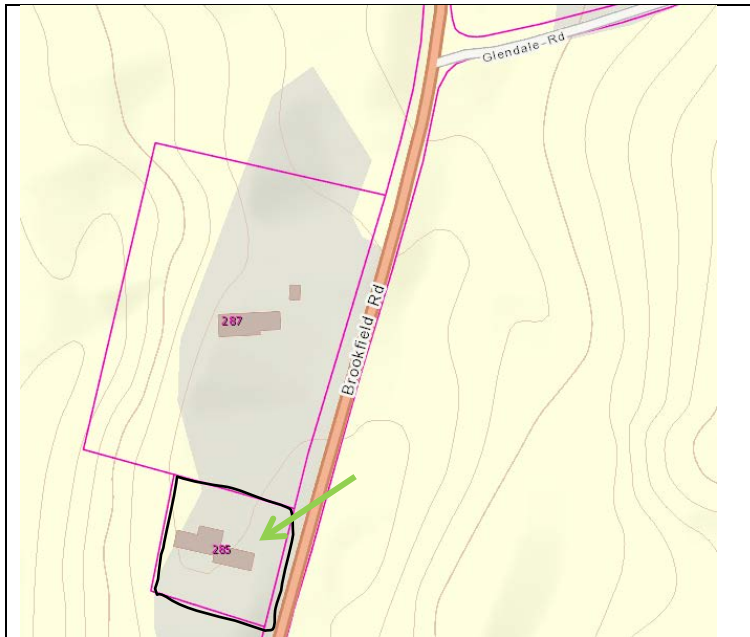
**Condition:** good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** .58 acres

**Setting:** Large, rectangular shaped parcel, residence faces south along Brookfield Road (MA 148), near the intersection of Brookfield with Glendale Road.

## Locus Map



**Recorded by:** Bonnie Parsons, PVPC

**Organization:** Sturbridge Historical Commission

**Date** (*month / year*): October/2017

# INVENTORY FORM B CONTINUATION SHEET

STURBRIDGE

285 BROOKFIELD ROAD

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☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

### ARCHITECTURAL DESCRIPTION:

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

The Cyrus and Bathsheba Fay House, 285 Brookfield Road, like the house at **231 Brookfield Road**, began as a one-and-a-half story Cape form house to which substantial additions were later made to increase its size and modernize its style. Here the Cape form is readily identifiable under a side-gable roof with a center chimney. The main block of the house is on stone foundations and is sided in wooden shingles. South-facing, it has a wing on its west elevation of one-and-a-half stories, followed by a second wing of one-story. The latter wing is vertically sided in Texture 1-11/plywood. The façade of the main block is three bays wide with an added, fully enclosed portico in its center bay. This was an addition likely made in the 1940s to modernize the house. The east elevation fenestration has been altered. It has one 8/8 sash that is placed irregularly close to the corner post, and a row of three 12/12 windows at first floor level. At attic level there is an original, single, fixed-light window at floor level, which is often found in 18<sup>th</sup> century Capes, and an original centered gable field window with 12/12 sash. The gable eaves are clipped as was the practice during the late 18<sup>th</sup> century in the region. Originally there would have been a second floor-level window at the attic level, but it has been sealed or lost. The north elevation of the main block has an added exterior wall chimney. The first wing on the west is as large, or larger, than the main block, but it is set back from the plane of the main block's façade. There is a screened porch in the angle between the main block and the wing. The façade of the wing is three bays wide. In its center is a row of three sashes, flanked on the west by a single window and on the east by a secondary entry. The single-story wing under a shed roof is two bays wide with an entry beside a single window.

### HISTORICAL NARRATIVE

*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.*

When Sturbridge lots were laid out to the original Proprietors the land on which this house is situated, Lot 26 went to Jonathan Boyden who then sold it to Ebenezer Fay establishing the presence of the Fay family in the northern section of Fiskdale. In the next years, they added land to their holdings. Among the children Ebenezer and Thankful Fay had was Cyrus (1749-1836) to whom his parents sold 94 acres in 1784 when he was 35 years old. Those 94 acres stretched all the way in what was to become Fiskdale to Brimfield. A 1795 deed mentions that Cyrus was then living on the land and it is from these two deeds that this house may be approximately dated.

After their marriage, Cyrus and his wife Bathsheba continued to add acreage to their farm on Brookfield Road, of which they sold in 1834 sixty-five acres to their son John, who also added acreage to his holdings for a third generation of farming. During Cyrus and Bathsheba's ownership, the lumbering and woodworking industry in Sturbridge prospered and the Fay land, which had grown to over 195 acres, had valuable woodlots to meet the demand. John Fay and his wife Sarah in 1864 sold this property with 195 acres to two investors from the nearby town of Warren: John Bosworth and Joseph Makepeace for \$4,000. Joseph Makepeace was a well-to-do farmer and John Bosworth was a lumberman, and their ownership marks the use of the property as a source of lumbering and on-going farming. As both Bosworth and Makepeace continued to live in Warren, it would appear that they rented this house out to others.

The Warren pair continued to produce lumber from the farm until 1885 when they sold to two Amherst residents, Edward P. and John R. Ayer, brothers, who were college students in Amherst. The Ayers kept the lumbering industry active on the farm, as in 1904 when a relative, Charles Ayer, finally sold, he also retained the right to all the cut wood and lumber on the property through 1924. None of the Ayers seems to have lived in the house, however, so it continued to be occupied as a rental. Although it would need to be verified with further research, it appears from the census of 1900 that William Shultz may have been the renter who was farming the arable land of the Fay Farm during this period.

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James Leyden, manager of a lumberyard in Worcester, was the next owner from 1904 to 1927. With Leyden the lumbering seems to have ended. The farm was at 165 acres and remained that size through the 1950s. Without street directories it is difficult to trace who lived in the house but from 1927 to 1952 two local business owners jointly owned the property. John T. Mallahy, who ran an auto shop, and James A. Monahan, who ran a retail grocery store. Both lived on Main Street. Between 1952 and 1958 the house lot was set off from the remaining property and it had changed hands three times by 1982. The additions to the house would fall into the later 1950s when the house had shifted from a farmhouse to a suburban home.

## BIBLIOGRAPHY and/or REFERENCES

### Maps

Bailey, O. H. & Co. Bird's eye view *Sturbridge and Fiskdale*, Massachusetts, 1892.

Beers, F. W. *Plan of Towns of Sturbridge and Southbridge*, 1870.

Walling, H. F. *Map of Worcester County*, Wm. E. Baker, Boston, 1857.

### Primary Sources

Chase, Nelly M. *Photograph Album*, Joshua Hyde Public Library, Sturbridge.

### Secondary Sources

Burns, Brian. *Sturbridge: A Pictorial History*, Norfolk, 1988.

Clark, Joseph. *Historical Sketch of Sturbridge, Massachusetts*, Brookfield, Massachusetts, 1838.

Corey, Charles F. "Old Houses in Sturbridge" Quinebaug Historical Society Leaflets, vol.1, no. 5, 1900.

Davis, George. *A Historical Sketch of Sturbridge and Southbridge*, West Brookfield, 1856.

Hurd, D. Hamilton. *History of Worcester County, Massachusetts*, vol. 1, Philadelphia 1889.

Izard, Holly. *Old Houses of Sturbridge*, scrapbook, n.d., Joshua Hyde Public Library, Sturbridge.

### Digital Resources

[www.Ancestry.com](http://www.Ancestry.com) for federal censuses 1790-1940 and Massachusetts State Censuses 1855, 1865.

<https://dp.la/> Digital Public Library of America

[www.masslandrecords.com](http://www.masslandrecords.com) for deeds



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EAST ELEVATION



EAST AND NORTH ELEVATIONS