

FORM B – BUILDING

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

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

131-02422-010

Southbridge

STU.E

STU.220

Town/City: Sturbridge

Place: (*neighborhood or village*): Fiskdale

Photograph



Address: 10 Bates Hill Road

Historic Name: Truman and Mary Charles Rental House

Uses: Present: single-family dwelling

Original: single-family dwelling

Date of Construction: ca. 1780

Source: Registry of Deeds and maps of 1857 and 1870

Style/Form: Cape form

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage

Major Alterations (*with dates*):

Façade window enlarged, date unknown; foundations repaired, ca. 2000; center chimney above roof reduced in size.

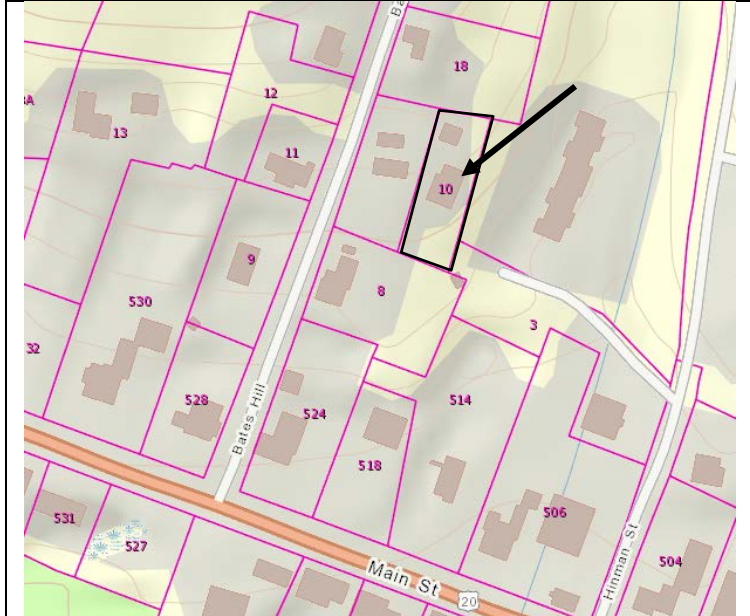
Condition: good

Moved: no ☐ yes ☒ **Date:** 1857-1870

Acreage: .28 acres

Setting: Set back from the road along a private drive. Residence faces south towards Main Street. Between the house and Bates Hill Road on the west is a second house in unusual proximity.

Locus Map



Recorded by: Bonnie Parsons, PVPC

Organization: Sturbridge Historical Commission

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

INVENTORY FORM B CONTINUATION SHEET

STURBRIDGE

10 BATES HILL 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.

10 Bates Hill Road is a center chimney Cape form house, which, along with **26 Allen Road** is one of the few late 18th century Capes remaining in Sturbridge. The building sits on partly exposed concrete foundations and partly on low foundations whose material is not visible, but likely is stone. The land slopes to the south and east slightly revealing the concrete foundations. The shingled house is four bays wide and two bays deep under a side-gable roof that has been extended on the north to first floor level. The roofline of the north extension is broken, indicating it was a later addition to the house. The center chimney sits slightly behind the ridge of the roof and appears to have been reduced in size from its original. The two south façade windows on the west side of the center entry are narrow, have 6/6 sash, and are set close beneath the eaves. The single window east of the entry has been enlarged to accommodate a 10/10 sash. There is currently no stoop to reach the raised entry due to the removal of a later-added deck on the façade. The door of the entry is new as are the narrow sidelights that frame it. The surround is composed of flat boards. On the north elevation of the house is a one-and-a-half story ell that is vinyl-sided.

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.

By 1836 Bates Hill Road had been opened as far north of Main Street on the east side as #8 where Simeon A. and Mary Drake had built their house. No houses were noted on the map of 1836. However, the map of 1857 shows that the west side of the road had two houses on it across from the Drake House. The more southerly of the two houses appears to have been owned by Mary Drake, widow; and the northern house was owned by Truman Charles. By the time the map of 1870 was printed, the two west houses were now gone, but there were two houses side-by-side now on the lot of 10 Bates Hill Road, just north of #8, both owned by Truman Charles. Given the apparent early date of this house at #10, it is possible that it was moved to its current site from the west side of the street between 1857 and 1870 by Truman Charles. Charles and his wife Mary were farmers but Truman was also a large property owner in Fiskdale owning in 1870 three other buildings on Main Street beside these two. It is likely that this house was rented to workers in Fiskdale's cotton manufactory or its auger mill. Truman Charles was active in Sturbridge government as town clerk 1842-43 and town moderator 1851-52.

By 1920 Nettie and William Hinman, Sturbridge farmers, owned the house and rented it to Elmer and Annie Carroll. Annie was an immigrant from Nova Scotia and the couple had three children. Sanford, 20, was a student at Williams College Sarah, 18, was a factory inspector, and Charles, 8, was still in school. Elmer died in 1925 three years after they had bought the house from the Hinmans. By 1922 the two houses on a single lot had been separated into two properties. Annie Carroll continued to live here through 1945 when she had gone back to work as a clerk in an optical company and lived alone.

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

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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 for federal censuses 1790-1940 and Massachusetts State Censuses 1855, 1865.

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

www.masslandrecords.com for deeds