

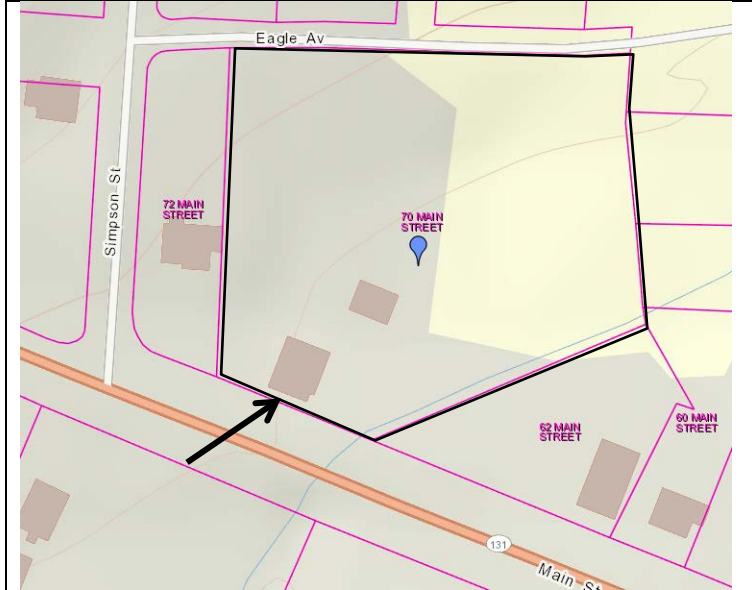
# FORM B – BUILDING

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

## Photograph



## Locus Map



**Recorded by:** Bonnie Parsons, PVPC

**Organization:** Sturbridge Historical Commission

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

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

415-03554-070

Southbridge

STU.274-  
275

**Town/City:** Sturbridge

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

**Address:** 70 Main Street

**Historic Name:** Eugene Gabree Investment House

**Uses:** Present: single-family residence

Original: single-family residence

**Date of Construction:** ca. 1919

**Source:** Registry of Deeds

**Style/Form:** Colonial Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: fieldstone

Wall/Trim: vinyl

Roof: slate

**Outbuildings/Secondary Structures:**  
garage

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

Siding added, ca. 2010; oriel window installed, ca. 2000.  
Porch railings replaced, ca. 1960. Windows replaced, ca. 2010.

**Condition:** good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 1.78 acres

**Setting:** Large parcel located on land between Main Street (131), Simpson Street, and Eagle Avenue. Set close to the road.

# INVENTORY FORM B CONTINUATION SHEET

STURBRIDGE

70 MAIN STREET

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

STU.274-275

☐ 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 Gabree Investment House is a vinyl-sided, Colonial Revival style house of two-and-a-half stories under a pyramidal hipped roof. Centered on the roof's south side is a hipped roof dormer. Three bays wide, two bays deep the south-facing house has high fieldstone foundations on its southern half and as it sits on a slope, its northern half is exposed at the basement level and is now vinyl-covered. Windows in the house are 1/1 vinyl replacements. Spanning the façade is a shed-roofed porch on Colonial Revival style Doric columns. Porch railings are replacement wrought iron. A hipped roof porch is on the north elevation. A four-sided oriel window was added to the west elevation but the east elevation at first floor level has two original bands of windows made up of three sash that are now 1/1 vinyl but retain the band effect that was often used during the Colonial Revival stylistic period. Northeast of the house is a two-bay garage under a front-gable roof.

### 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.*

The Gabree Investment House is part of the suburban development that took place in eastern Sturbridge, as the neighboring town of Southbridge's population expanded in the 1920s through the 1940s into this town. Adding to the potential for development of the eastern section of town was the paving and re-routing of Route 131 (Main Street) from Sturbridge Center to Southbridge in the mid-1930s as it made commuting between the two communities by automobile convenient after the streetcar line was removed. This house was built on several lots of a development known as Bellevue Plat that had been laid out in 1919 by Eagle Realty from Rhode Island. When Bellevue Plat was laid out, a number of developers bought multiple lots whose value they expected to rise over the next few years. Among the investors in 1919 was Eugene Gabree, a Southbridge real estate developer who bought four lots along the north side of Main Street and likely at that time built this house, which appears to have become a rental. Eugene and his wife continued to live on Hamilton Street in Southbridge. Emilia and Henry Boucher bought the house from Eugene's brother Julian Gabree in 1951. Julian worked at several jobs during his 30s and 40s as a manager of a coal company and proprietor of a furniture store so his ownership of the house was that of an investment. He and his family also continued to live in Southbridge. Henry Boucher, who owned the house from 1951 was foreman in a woolen mill. Within eight years he had died, however, and at his death Emilia sold the house to Henry and Rachel Remian from Southbridge. It remains in the Remian family to the present. It was long-term family ownership of houses like this owned by the Remian family, the Atwood Santelli House at 60 Main Street, and the Pinel house at 75 Main Street that kept the mixed-use nature of the area rather than its converting completely to commercial use.

### 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.

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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



Photo 1: Side elevation and garage outbuilding