

FORM B – BUILDING

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

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

209-02915-016 Southbridge STU.A STU.21
NRDIS 11/9/1977

Town/City: Sturbridge

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

Photograph



Address: 16 Charlton Street

Historic Name: Otis Warner Shop

Uses: Present: Single Family Dwelling

Original: Blacksmith Shop

Date of Construction: ca. 1835

Source: Newcomb 1970; Levine 1971; WCRD 1258/439

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete, Stone

Wall/Trim: Wood Shingle/Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Shed

Major Alterations (*with dates*): converted from a carpenter shop to a residence, 1911–1918; shed dormer, early 20th c.; exterior chimney, 20th c.; vinyl windows and window opening alterations, late 20th c.

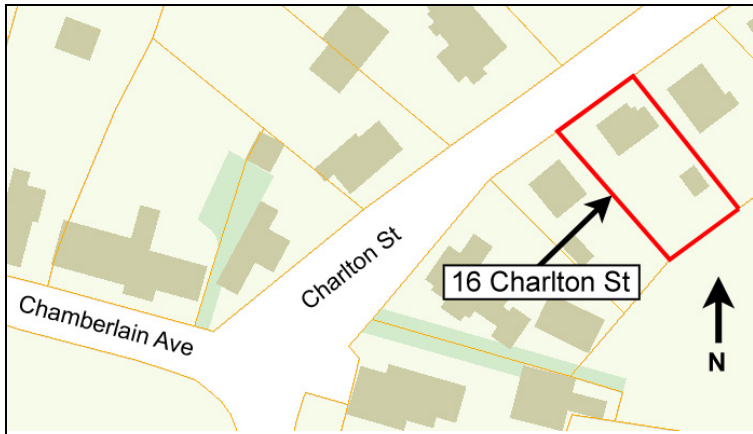
Condition: Good

Moved: no yes **Date:**

Acreage: .15 acres

Setting: The building occupies a rectangular lot on the east side of Charlton Street. It is set close to the street in a residential neighborhood adjacent to the Sturbridge Town Common.

Locus Map



Recorded by: L. Kline, G. Pineo, E. Giacomarra; PAL

Organization: Sturbridge Historical Commission

Date (*month / year*): May 2018

INVENTORY FORM B CONTINUATION SHEET

STURBRIDGE

16 CHARLTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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.

ARCHITECTURAL DESCRIPTION

The Otis Warner Shop (ca. 1835, STU.21) at 16 Charlton Street is a one-and-one-half-story, wood-frame, three-bay-by-two-bay, astylistic building with a one-bay-by-one-bay enclosed porch on the north elevation. The building has a stone and concrete foundation and a side-gable roof with a three-bay shed dormer on the west slope. The walls are clad with wood shingles, and the roof is covered with asphalt shingles. An exterior brick chimney is at the south end of the facade, and a brick chimney pierces the center of the ridgeline. The main entrance in the center of the west elevation contains a modern door protected by a metal storm door. Fenestration consists of four-over-one, double-hung vinyl replacement sash and multi-paned vinyl picture windows.

The building was converted from a shop into a residence between 1911 and 1918 (Sanborn 1911, 1918). In the late twentieth century, the windows were replaced with vinyl sash.

HISTORICAL NARRATIVE

The Otis Warner Shop (ca. 1835, STU.21) at 16 Charlton Street is in the center of Sturbridge, northeast of the Sturbridge Town Common. The area was settled ca. 1725 by residents of Medfield, and Sturbridge was incorporated as a town in 1738 (MHC 1984:3–4). Charlton Street runs northeast from the Common to the town of Charlton and was built in 1810 as part of the Worcester-Stafford Turnpike. The routing of the turnpike through the center of Sturbridge, near the meetinghouse (no longer extant), was an important stimulus for the nineteenth-century growth of the town as it was part of a major overland stage route from Boston to New York.

The building may have existed as early as 1835 as a blacksmith shop owned by Otis Warner (1801–1878), who lived with his father Roswell Warner (1775–1863), wife Clementina (1809–1884), and children across the street at 17 Charlton Street (STU.18) (Levine 1971). Mid-nineteenth-century deeds for the properties at 16 through 20 Charlton Street mention a blacksmith shop owned by Otis Warner on the east side of Charlton Street (WCRD 1258/439). A building in the location of the subject property appears as a blacksmith shop, possibly still owned by Warner, on the 1857 Walling map. By 1898, farmer Rufus W. Gifford owned the subject building as part of the property to the north at 18 Charlton Street (STU.20). Gifford also owned 6 Charlton Street (STU.24) to the south and a large lot to the east (Richards 1898). The 1899 Sanborn map indicates that the building at 16 Charlton Street was used as a carpenter shop at that time.

Gifford subdivided his land in 1911 and sold the subject property to L. Ida Upham of Sturbridge (WCRD 1971/152). Sanborn maps indicate that the building was converted into a residence between 1911 and 1918 (Sanborn 1911, 1918). The shed dormer was likely added as part of the conversion. In June 1920, Upham sold the house to Mary Pattee on the condition that she be allowed to remain in the house as a tenant for \$10 per month until September of that year (WCRD 22117/539). Pattee sold the property in 1924 to H. Earl and Olive Cole, who owned it for about 10 years before transferring it to Earl's widowed mother, Lottie, in 1935 (WCRD 2349/51, 2656/252). In 1930, Earl Cole worked as an optical assayer and lived at the house with his wife and their three children (US Census 1930). Lottie Cole owned the property for only two years before selling it to Albert and Eva Graveline in 1937 (WCRD 2694/206). In 1940, Albert was a laundry salesman and lived at the house with his wife, their son Lionel, and his mother-in-law (US Census 1940). By 1943, the Gravelines had moved to Plainville, Connecticut, and sold the property to Fuller and Gladys Jackson (WCRD 2884/292). The Jacksons owned the property until 1992, when the executor of Gladys' will sold it to Anthony Evangelous (WCRD 14798/135). In 1997, Anthony Evangelous transferred the property to Joanne Evangelous, possibly his daughter (WCRD 18556/216). In 2008, Joanne and her husband Pablo Mediavilla jointly owned the property (WCRD 27728/145). The property remains in use as a single-family residence.

The Otis Warner Shop was listed in the National Register of Historic Places on November 9, 1977, as part of the Sturbridge Common Historic District.

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