

FORM B – BUILDING

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

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

209-02915-020 Southbridge STU.A STU.46
NRDIS 11/9/1977

Town/City: Sturbridge

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

Photograph



Address: 20 Charlton Street

Historic Name: Albert Freeman House

Uses: Present: Single Family Dwelling
Original: Single Family Dwelling

Date of Construction: 1918–1925

Source: Sanborn Fire Insurance Maps

Style/Form: No Style

Architect/Builder: None

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Wood Clapboard/Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Modern shed

Major Alterations (*with dates*): new siding, window configuration and sash, shed dormer, and porch removed, after 1972 (Wilkin 1972); roof replaced, 2016

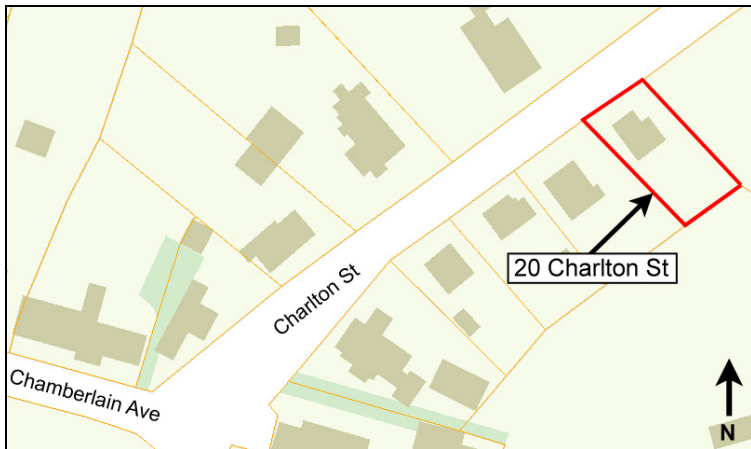
Condition: Good

Moved: no yes **Date:**

Acreage: .13 acres

Setting: The building occupies a rectangular lot on the east side of Main Street at the northern edge of a residential neighborhood north of the Sturbridge Town Common. It is in the northwest part of the parcel and set back slightly from the street.

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

20 CHARLTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

STU.A

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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 Albert Freeman House (1918–1925, STU.46) at 20 Charlton Street is a west-facing, astylistic, one-and-one-half-story, three-bay side-hall plan, wood-frame building with a mortared stone foundation. The house has a front-gable roof with a three-bay, shed-roof wall dormer on the north slope and two gable-roof dormers and skylights on the south slope. A brick chimney pierces the center ridgeline at the east end. The walls are clad with wood clapboards, and the roof is covered with asphalt shingles. The main entrance in the west (facade) elevation has wood surrounds and a modern six-paneled door with a metal storm door and is accessed via two stone steps. A one-story, shed-roof overhang shelters a secondary entrance in the east end of the north elevation. Fenestration consists of six-over-six, double-hung vinyl replacement sash with wood surrounds.

The house was heavily remodeled after 1972: the dormers were added, windows and siding were replaced, and the front porch was removed. In 2016, the roof was replaced. To the northeast is a small, modern shed.

HISTORICAL NARRATIVE

The Albert Freeman House (1918–1925, STU.46) at 20 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.

Previous documentation stated that the house was originally a cordwainer's shop owned by Charles Fuller (1811–1904) (Wilkin 1972). However, deed and map research indicates that the house was constructed or moved to this location in the early twentieth century. Lewis Pelton, a house carpenter who lived at 18 Charlton Street (STU.20), acquired the property from Otis Warner in 1841 (WCRD 1258/439). In 1888, Pelton sold a 1-acre parcel containing the lots currently designated 16, 18, and 20 Charlton Street to Elias M. Gifford (WCRD 1258/441). Elias Mann Gifford (1817–1895) was a brick mason; after his death, his son Rufus W. Gifford inherited the former Pelton property and the Alvan Bond House, 6 Charlton Street (ca. 1814, STU.24). Rufus Gifford (1846–1921), an iron worker, likely resided at 6 Charlton Street with his wife, Emma, and rented the houses at 16 and 18 Charlton Street to tenants. He is shown on an 1898 map as owning both properties and a large parcel to the east (Richards 1898; Find a Grave 2014). At that time, the property consisted of two buildings near the street edge (likely the houses at 16 and 18 Charlton Street) and two outbuildings at the northeast corner (Figure 1). Charles Fuller owned a house and outbuilding (no longer extant) on the property to the north.

In 1913, Charlotte R. F. Ladd (b. 1875), wife of George S. Ladd (b. 1858), purchased the north portion of Rufus Gifford's property corresponding to the current 18 and 20 Charlton Street (WCRD 2167/400). Albert Freeman (b. 1881), a farmer, and his wife, Linda Freeman (b. 1881), acquired the property in 1920 from the estate of Charlotte Ladd (WCRD 2211/338). The 1918 Sanborn map does not indicate a building north of the house at 18 Charlton Street, while the 1925 map notes a frame building 45 feet north of 18 Charlton Street without showing the footprint (Sanborn 1918, 1925). Thus, the current house at 20 Charlton Street may have been constructed between 1918 and 1925. It does appear on the 1948 update of the 1925 Sanborn (Sanborn 1948). Stuart Woodman (1917–1981) and his wife Joyce (1920–2008) acquired 18 and 20 Charlton Street from Linda Freeman in 1946 and subsequently subdivided the property. The Woodmans sold 20 Charlton Street to Victor and Maude Fortier in 1949 (Ancestry.com 2014; WCRD 3033/411, 3194/223). The Fortiers owned the property until 1985, when they sold it to Raymond Lavers (WCRD 17508/147). The current owner, Susan M. Schuman, purchased the property in 2010 from Robert Gardella (Sturbridge Town Assessor 2018).

The Albert Freeman House at 20 Charlton Street was listed in the National Register of Historic Places on November 9, 1977, as part of the Sturbridge Common Historic District.

INVENTORY FORM B CONTINUATION SHEET

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HISTORIC IMAGES

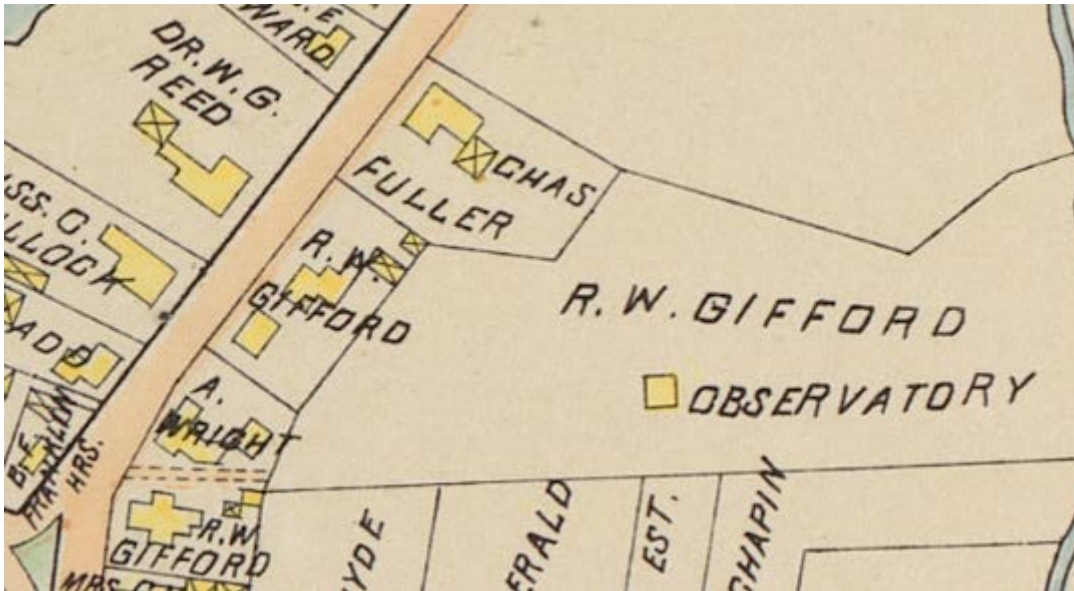


Figure 1. 1898 map showing configuration of Gifford (16, 18, and 20 Charlton Street) and Fuller (not extant) parcels (Richards 1898).