

FORM B – BUILDING

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

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

415-02915-269 Southbridge STU.A STU.33
NRDIS 11/9/1977

Town/City: Sturbridge

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

Photograph



Address: 269 Main Street

Historic Name: John and Sally Paine House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1805

Source: Levine 1971; WCRD 269/178 (1829)

Style/Form: Federal and Greek Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone

Wall/Trim: Wood Clapboard/Wood Trim

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Garage

Major Alterations (*with dates*): vinyl windows, late 20th c.

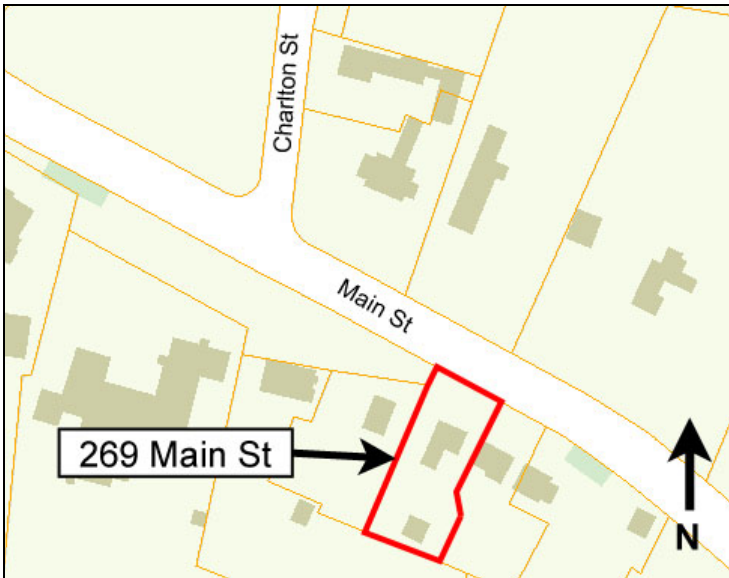
Condition: Good

Moved: no yes **Date:**

Acreage: .26 acres

Setting: The building occupies a roughly square-shaped lot on the south side of Main Street in a mostly residential neighborhood east of the Sturbridge Town Common. It is set slightly back from the road on a parcel that slopes down to the south. A dry-laid stone retaining wall separates a dirt driveway on the east side of the house from the front lawn.

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

269 MAIN STREET

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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 John and Sally Paine House (ca. 1805, STU.33) is a north-facing, Federal and Greek Revival-style, three-bay-by-two-bay, two-and-one-half story, wood-frame house built into a hill, so that it appears at street level to be a one-story, full Cape house. A one-story addition projects from the south elevation. The building has a side-gable roof with a central brick chimney and a stone foundation. The walls are clad with wood clapboards, and the roof is covered with asphalt shingles. The house has a wide, wood entablature and engaged corner pilasters. The main entrance in the center of the north (facade) elevation is surrounded by a shallow pediment and sidelights and contains a six-panel wood door. Fenestration consists of nine-over-nine, double-hung vinyl replacement sash with wood window surrounds.

A Garage (1997) south of the house is a one-story, two-bay, flat-roof building. It is clad in vertical board siding, and the foundation is not visible. Two overhead garage doors are in each bay of the north elevation, and a dirt driveway runs from the garage to Main Street along the east side of the house.

HISTORICAL NARRATIVE

The John and Sally Paine House (ca. 1805, STU.33) is in the center of Sturbridge, south 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).

Previous documentation indicated that the Paine House was the ca. 1790 Wheelock and Corey Store, moved across the street from 272 Main Street (STU.27) in 1840. However, deed research compiled by Herbert Levine at Old Sturbridge Village in 1971 indicates that the subject property was likely built on its current site for John Paine (1778–1814) and his wife Sally Rice Paine (1783–1858) at about the time of their marriage in 1805. John Paine was a lawyer who had studied at Harvard, and the couple had three children, of whom only one, Mary, lived to adulthood (Levine 1971; ancestry.com 2011; Find a Grave 2014a). After John's death in 1814, Sally Paine moved to Vermont with her father. Mary Paine sold the Sturbridge property in 1829 to Hiram Wheelock, proprietor of the Wheelock and Corey Store on the north side of Main Street (WCRD 269/178).

In 1839, Wheelock sold the subject property, which included a dwelling house and two barns, to George V. Corey, son of Jacob Corey, who lived at 260 Main Street (STU.30). The sale also included the Wheelock and Corey Store and associated shed on the north side of Main Street (WCRD 345/363). In 1846, George Corey, a farmer, sold the subject property to Jacob Corey, a merchant from Charleston, South Carolina (WCRD 414/373). Jacob Corey relocated to New York City by 1852, when he sold the subject property to Charles Carpenter (WCRD 500/274).

By 1870, Roxy Gibbs (1793–1874) owned the property, described as including a dwelling house and a single barn (947/163). She lived at the property with Lucy Gibbs (b. 1791) (Find a Grave 2014b). James Whittemore (1849–1917) purchased the property from Roxy Gibbs' estate in 1875 and transferred ownership to his father, Dwight Whittemore (1807–1881), the same year. Dwight Whittemore, a retired farmer, and his wife Lucy (1816–1899) lived at the property until their deaths (US Census 1870, 1880; Find a Grave 2014c).

Evie M. Sikes (1848–1921), the widow of Albert L. Sikes (d. 1873), acquired the property in 1901 from the heirs of Dwight Whittemore (WCRD 1679/172). After Sikes' death, the property had several owners before John and Annie Doyle purchased it in 1927 (WCRD 2439/238). By 1930, John J. Doyle (b. 1864) was widowed and lived at the property with his daughter, Emma, and stepson, John Cronin. Doyle owned a grocery store and rented a portion of the house to Alexander and Lucy Binna (WCRD 1927; Find a Grave 2013; US Census 1930).

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John D. Holdcraft purchased the property in 1996 from Emma G. Doyle, who had inherited it from her father (Sturbridge Assessor 2018; WCRD 17665/375), and sold it to the current owners, David and Michelle Foulis, in 1997 (19133/344).

The John and Sally Paine House 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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PHOTOGRAPHS



Photo 2. 269 Main Street, looking west.



Photo 3. Garage, 269 Main Street, looking southwest.