

MAY 15 1989

534

SOUTHBRIDGE MASS

MEA

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

| AREA | FORM NO. |
|------|----------|
| D | 440 |

Town Southbridge

Address 14 South Street

Historic Name J. J. Oakes House

Use: Present residential

Original residential

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

DESCRIPTION

Date ca 1855-1870

Source maps

Style Italianate/Second Empire

Architect UNKNOWN

Exterior Wall Fabric clapboards

Outbuildings none

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).

Indicate north

Major Alterations (with dates) none

Condition Good

Moved no Date n/a

Acreage one acre or less

Setting at intersection of Main Street

with spacious triangular front lawn

UTM REFERENCE 18/744 950/4662 420

USGS QUADRANGLE Southbridge Mass Conn

SCALE 1:25,000

Recorded by E. Woodford, S. Ceccacci
ed. S. Ceccacci

Organization Southbridge Historical Com-
mission

Date May 1986

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The J. J. Oakes House is significant for its association with the town's mid- 19th century real estate development and its stylish Italianate and Second Empire style design, meeting National Register criteria A and C. It retains integrity of setting, location, materials, workmanship, design, feeling, and association. The boundaries indicated on the attached assessors map are those of current ownership.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

One of only two remaining large, substantial Second Empire houses in Southbridge, this house is more Italianate than Second Empire in character. Italianate elements seen here are the horizontal emphasis of the design, the three bay facade, projecting cornice window caps, bracketed eaves and the massive porch with arch motifs. The concave slate mansard roof with dormer windows in the major Second Empire feature of the house. The other important Second Empire house in town is the Calvin D. Paige House on Main Street in the town center. Although it also bears numerous Italianate features, the more vertical design of that house makes it distinctively Second Empire in feeling.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The land on which this house was built was part of the property of an earlier house. That house, occupied by Widow J. Oakes in 1855, stood a short distance to the southwest of the present structure. Widow J. Oakes was apparently Betsy Morse Oakes, who had married Jacob Oakes in 1822. The present house was the home of their son James Jacob Oakes, who was born in Southbridge in 1832. J. J. Oakes had a dry goods and clothing store on the corner of Main and Hamilton Streets during the mid to late-19th century. In 1898 the Oakes House was owned by J. J. Delahanty, owner of Delahanty's furniture store in the Alden-Delahanty Block (form #A-148) in Globe Village.

This section of South Street was only very sparsely developed prior to 1870. In 1870 the Widow Oakes house, the J. J. Oakes House, "Beechwood" (form #D-21) (1868) nearby and another house across the street were the only houses standing between the intersection of Main and South and what would later become Oakes Street and Orchard Street to the west. Between 1870 and 1898 the area developed as a residential neighborhood of houses occupied mostly by successful businessmen and old Southbridge families. The following names appeared as owners of these houses in 1898: Clemence, Litchfield, Marcy, Bartholomew and Morse.

BIBLIOGRAPHY and/or REFERENCES

mapd, atlases, directories
Holbrook. Southbridge Vital Records to 1850

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name Southbridge MRA
State Worcester County, MASSACHUSETTS

| Nomination/Type of Review | Date/Signature |
|---|--|
| 61. Oakes, J.J., House Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 62. Phillips, E.M., House Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 63. Plimpton, Simon, Farmhouse Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 64. Richard, Stephen, House Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 65. Sacred Heart Church Historic District Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 66. Smith--Lyon Farmhouse Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 67. St. George's Greek Orthodox Church Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 68. St. Peter's Roman Catholic Church-- St. Mary's School Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 69. Stone, Lorenzo R., House Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |
| 70. Sumner, George, House Entered in the National Register | Keeper <u>Alvina Byers</u> 6/22/89 Attest _____ |

NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Oakes, J. J., House
NAME:

MULTIPLE Southbridge MRA
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 5/15/89 DATE OF PENDING LIST: 5/31/89
DATE OF 16TH DAY: 6/16/89 DATE OF 45TH DAY: 6/29/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000534

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6/22/89 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



J.J. Oakes House, (D.440) 14 South St.
Southbridge, MA *MRA*

Ceccacci, 1986

Southbridge Historical Commission

Roll #6

14 South Street

#14
D-440



SOUTHRIDGE MASS
M.R.A.

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000294