

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	SBR.218
<b>Historic Name:</b>	Wood, Lambert House
<b>Common Name:</b>	Peachland - Pratt, William F. House
<b>Address:</b>	42 Oregon Rd
<b>City/Town:</b>	Southborough
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	16-2
<b>Year Constructed:</b>	c 1780
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	No style
<b>Use(s):</b>	Agricultural; Single Family Dwelling House
<b>Significance:</b>	Agriculture; Architecture
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood Clapboard; Wood Foundation: Stone, Uncut; Granite; Concrete Cinderblock; Poured Concrete



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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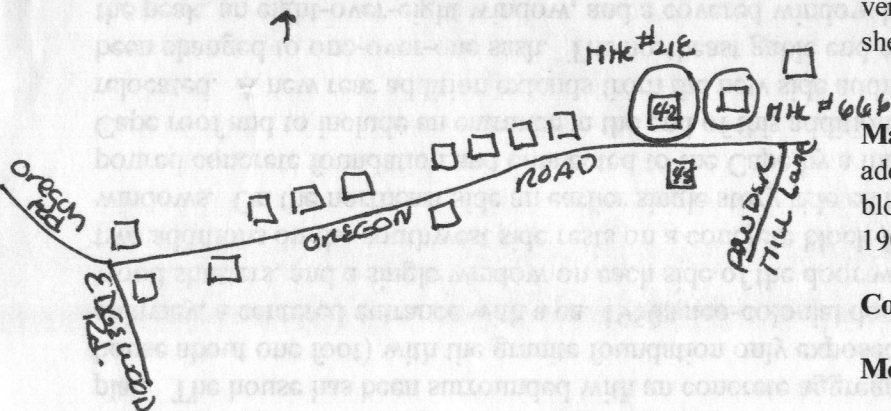


# FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION



buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Schuler/Forbes

Organization Southborough Historical Commission

Date (month / year) 3/00

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

16-2

Marlboro

218

Town SOUTHBOROUGH

Place (neighborhood or village)

Address 42 Oregon Road

Historic Name Lambert Wood House

Uses: Present residential

Original residential

Date of Construction ca. 1780

Source sign on house/deed research of previous owner according to 1971 survey form

Style/Form Cape

Architect/Builder unknown

Exterior Material:

Foundation stone with aggregate parging/granite

Wall/Trim wood clapboards/wood trim

Roof asphalt shingle

Outbuildings/Secondary Structures Two and one-half story banked barn (MHC # 666) on stone foundation with vertical board and batten siding, sloping roof to incorporate shed with garage doors under.

Major Alterations (with dates) Late 20<sup>th</sup> c. side and rear addition on concrete foundation. Side addition on cinder block, neo-colonial door - mid 1900s. Window sash - early 1900s.

Condition good

Moved ☒ no ☐ yes Date n/a

Acreage 2.6 acres

Setting House at road edge, on bend with low white picket fence forming front garden, low stone wall west of house, ledge behind house on west side and flat meadow behind on northeast side, barn near road east of house, opposite mid 19<sup>th</sup> c. dwelling, wooded area.

RECEIVED

JUL 03 2000

**BUILDING FORM****ARCHITECTURAL DESCRIPTION**☐ see continuation sheet*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

This three-bay Cape Cod cottage is one of only a few known pre-1830 extant properties in the southern part of Southborough. Located on a lot that is substantially smaller than the eighteenth and nineteenth century farm, but that retains its rural setting this dwelling displays a wide roof span to accommodate its likely two room deep plan. The house has been surrounded with an concrete aggregate pad (that extends from the foundation of the house about one foot) with the granite foundation only exposed on the southwest side. The Cape has a centered chimney, a centered entrance with a ca. 1950s neo-colonial door and metal storm door and flanking long wide wood shutters, and a single window on each side of the door with eight-over-eight sash and wood shutters. The two additions on the southwest side rests on a concrete block foundation each with single eight-over-eight windows. On the northeast side an earlier single story side ell has been moved out away from the house, put on a poured concrete foundation and connected to the Cape by a modern wider addition with sloped roof to mimic the Cape roof and to include an entrance in the end of this addition that extends in front of the earlier ell which is relocated. A new rear addition extends from the new side addition. Windows of the earlier relocated ell have been changed to one-over-one sash. The northeast gable end of the main Cape has a four-over-four window in the peak, an eight-over-eight window, and a covered window bay replaced by the sloping roof addition with side entrance. The barn (MHC #666) is located near the road edge, east of the house. It is in fine repair. The banked barn is built into a slope with a stone retaining wall on the east end and a stone raised cellar level visible on the west side. There is a slight change in the kinds of stones used for the end of the west wall nearest the road which may account for a shed addition that faces the road and is articulated by the sloped/salt box roof line. The entrance to the first story level of the side gable barn is on the north side and not visible from the road. The south side has two garage doors in the basement level and three nine-by-nine sliding windows near the eave line at the first story level. The siding is of a vertical board and batten type.

**HISTORICAL NARRATIVE**☒ see continuation sheet*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.*

Oregon Road retains its rural character and connects the southern part of Fayville (after passing through part of Ashland) to roads connecting to Cordaville. Only four or five dwellings were located in this area by 1831. First known owner of this property was Lambert Wood (1808-1840) whose farm including a house, barn and twenty acres was auctioned in 1832 for \$300. Wood(s) had been married in 1830 to Abigail Hunt and his son, Lambert Lysander Wood was born in June 1840 just after Lambert Wood's untimely death in January 1840. The reference to the 1832 auction was recorded on the 1971 survey form and it is unknown whether this was the time at which Wood purchased the farm. Lambert Wood was the son of John and Relief Wood. John Wood, born in 1780, was the son of David (d. 1799) and Lucretia Wood. The 1790 as well as the 1798 census account for David Wood's household. This house may have been built by David Wood(s), grandfather of known owner, Lambert Wood. By 1857 Wood's widow, Abigail Wood (s) lived across the street at 45 Oregon Road. The 1850s owner of this property, James Dillon, was assessed for \$800 worth of real estate in 1860 and by 1870 the house, barn and twenty-acre farm of William F. Pratt, then owner of the property, was worth only \$600. These valuations speak to the modest property. Mrs. M. Mitchell on the 1898 map refers to Mrs. Michael Mitchell. In 1881 Michael Mitchell was assessed for a horse, two cows, a modest house and barn and a sixteen acre farm. And in 1897 Hephsebeth Mitchell was assessed for a similar farm of twenty-two acres with a modest house and barn and lived on the road from Cordaville to Ashland, one way in which Oregon Road was described. This

# INVENTORY FORM CONTINUATION SHEET

Town  
SOUTHBOROUGH

Property Address  
42 OREGON ROAD  
Area(s) Form No.

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

218

## HISTORICAL NARRATIVE (Continued)

house and the property on the opposite side of the street transferred back and forth between Woods and Mitchells throughout the nineteenth century.

## BIBLIOGRAPHY and/or REFERENCES

☐ *see continuation sheet*

Assessors Reports: 1860, 1870, 1881, 1894, 1897.

Atlases/Maps: 1831, 1857 (J. Dillon), 1870 (W. Pratt), 1898 (Mrs. M. Mitchell)

Directories: 1900, 1903, 1905.

Federal Agricultural Census, 1850

Federal Direct Tax Census: 1798.

Southborough Census: 1790

Noble, Richard. Fences of Stone, 1990.

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



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

Community      Property Address  
SOUTHBOROUGH      42 OREGON RD.

Area(s)      Form No.

	218
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### National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☒ Eligible **only** in a historic district  
☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ A    ☐ B    ☒ C    ☐ D

Criteria Considerations:    ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G

Statement of Significance by     Schuler/Forbes, Consultants      
*The criteria that are checked in the above sections must be justified here.*

The Lambert Wood and Abigail Wood Houses are eligible for listing on the National Register as a small district that shows a rural setting of late eighteenth and mid-nineteenth century dwellings associated with the same family for a period of time. Each has undergone some changes but together may retain enough integrity of location, design, setting, association and feeling to convey a sense of the rural agricultural past of this southeastern part of Southborough.



Pl. # 218  
 1065  
 Southborough  
 Street address 42 Oregon Rd  
 Name "Peachland"  
 Date: original & present dwelling  
 Present owner Guinasso  
 Open to public  
 Date 1780 Style Cape Cod  
 Source of date Worcester Co. Reg of Deeds  
 Architect

Architectural reason for inventorying:

Pre 1870

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

#### 4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material Stone

WALL COVER: Wood Clapboard Brick Stone Other

ROOF: Ridge Gambrel Flat Hip Mansard  
 Tower Cupola Dormer windows Balustrade Grillwork

CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate

STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed

PORCHES: 1 2 3 4 PORTICO Balcony

FACADE: Gable end: Front Side Ornament

Entrance: Side Front: Center Side Details:

Windows: Spacing: Regular Irregular Identical Varied 6/8'

Corners: Plain Pilasters Quoins Cornerboards

5. Indicate location of building in relation to nearest cross streets and other buildings

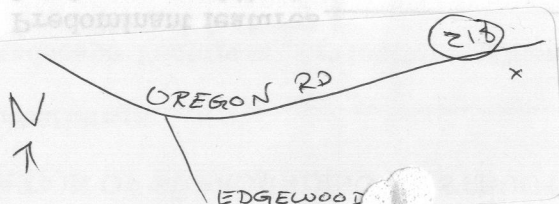
6. Footage of structure from street  
 Property has feet frontage on street

Recorder

For

Photo # 6-18 Date 1971

SEE REVERSE SIDE



## RELATION OF SURROUNDING STRUCTURE

SBR.218

1. Outbuildings \_\_\_\_\_
2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal  
Predominant features \_\_\_\_\_  
Landscape architect \_\_\_\_\_

## 3. Neighboring Structures

Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.  
Venetian Gothic Mansard Richardsonian Modern

Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

1832 - Lambert Wood Farm - buried in Southborough  
Farm - house, barn and 20 acres auctioned for \$300

Has a Sast box barn

Owner has a list of all previous owners

## 4. DESCRIPTION

## BIBLIOGRAPHY AND/OR REFERENCE

1870 Atlas - W. Pratt

1898

Mrs. Mitchell

## RESTRICTIONS

Original Owner: \_\_\_\_\_

Deed Information: Book Number \_\_\_\_\_ Page \_\_\_\_\_, Registry of Deeds