

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA. 02108

Form numbers in this area	Area letter
129, 130, 131, 132, 133, 134, 135, 231x, 232x, 233x, 234x, 235x, 236x, 244x, 245, 246x	C



Reading

Area (if any) Woburn Street

Historic District

ate or period 1795-1920

roughly bounded by Woburn, Temple
and Summer Streets
tration from 1890-1920)

Sketch map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets (including route numbers, if any) and indicate north. (Attach a separate sheet if space here is not sufficient)



Woburn St. District

UTM:

A 19/326410/4709620
B 19/326480/4709510
C 19/326160/4709430
D 19/326120/4709520

Acreage: approximately 10 acres

Recorded by Reading Historical Commis.

Organization same

Date February 1982

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE of area. (Describe physical setting, general character, and architecturally significant structures).

The proposed Woburn Street Historic District consists of the houses and one church lining the north and south sides of Woburn Street from Temple Street westward to Summer Avenue. This section of road **has geographical termini: at Temple Street, it begins ascending a steep hill**, and on the west side of Summer Avenue, the street takes a bend. Its northern and southern boundaries are the back lot lines of the properties involved. This area is one of Reading's most ornamental thoroughfares. The tree-lined street is bordered by large homes on spacious, well-landscaped lots. More importantly, all but one of the buildings here were either built or remodeled in the late 19th or early 20th century. Many of the houses have carriage houses or garages associated with them.

Of the 16 buildings involved, the oldest is 201 Woburn Street (C-133), a stately Federal farmhouse built c. 1795. Its main elevation has been enlivened by a later, two-story classical portico -- a little narrowly proportioned, but intriguing. (con't.)

HISTORICAL SIGNIFICANCE of area. (Explain development of area, what caused it, and how it affected community; be specific).

The area traversed by today's Woburn Street was farmland before its development as an upper middle-class neighborhood. Woburn Street is old, showing up on the 1765 map. However, for a long while it extended only from West Street to Washington Street, not continuing through to the center of town. The opening of this last section, and the development of the earlier one, can be attributed chiefly to homebuilding by professional people and rail commuters. The first commuting newcomers tended to settle close to the depot, down around Washington Street. This accounts for the high proportion of Second Empire and Queen Anne houses in that neighborhood. However, as later, more affluent commuters **and professionals** sought larger lots for "modern" homes, the section of Woburn Street within the proposed district began to be **more settled**.

The houses in this area were thus inhabited by some of Reading's most prominent citizens. The house at 217 Woburn Street (C-131) was home to miniaturist Sarah Goodrich, organ maker Thomas Appleton, and Boston architect Willard P. Adden. The house at 206 Woburn Street (C-132) was built by architect Horace G. Wadlin for his own home. That at 201 Woburn (C-133) was inhabited by shoe manufacturer David Pratt, clock man Daniel Pratt, railroad president Edward Appleton, and architect Adden. The house at 216 Woburn Street (C-232x) was built by Richard W. Francis, **a noted Reading hardware** store owner. Other residents of the neighborhood (con't.)

BIBLIOGRAPHY and/or REFERENCES

1854 map
1875 map
1889 map
Bishop, Rooftrees
Eaton, Genealogical History
Eaton, Memorial Volume
Wadlin, Concerning the Past

See bibliographies of individual forms.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Reading	Form No: --
Property Name: Woburn Street HD	

Indicate each item on inventory form which is being continued below.

Architectural Significance

Two more houses were built in the Greek Revival period, and one in the Italianate style. The area's real development, however, began in the last quarter of the 19th century. The Queen Anne style in its pure form is represented by 227 Woburn Street (C-130), which anchors visually the corner of Woburn Street and Summer Avenue. As happened so often in Reading, the style also was used in combination with other styles, creating a variety of unique forms. This is the case with three of the 16 buildings in the proposed district. One of the Greek Revival houses was remodeled largely in the Queen Anne style (C-244x). A Stick-style house was enlivened with Queen Anne details (C-233x). And one house is mostly Queen Anne with both Shingle-style and Colonial Revival motifs (C-129). The Shingle style is represented by 206 Woburn Street (C-132). The Colonial Revival style alone is seen in five houses. These range from 183 Woburn Street (C-135), a florid example of the "free" Colonial Revival style, to 217 Woburn Street (C-133), a painstakingly authentic Federal Revival mansion. Finally, there is an example of the Craftsman style, at 207 Woburn Street (C-231x). The Italianate house (C-246x) was moved c. 1908 and converted into a rectory, in conjunction with the building of the adjacent Saint Agnes Catholic Church (C-245). The latter was constructed in a simplified version of the High Victorian Gothic style -- a style which had passed out of favor in more sophisticated areas, but which expressed admirably the enthusiasm and pride that local Catholics must have felt upon achieving their own parish.

In sum, the architectural significance of the proposed Woburn Street Historic District is its concentration of stylish, upper middle-class houses dating from a relatively brief period of time. There are no intrusions.

Historical Significance

were of similar professional status: doctors, lawyers, and business executives. The Holden Homestead (C-246x) was built by a member of the Holden Brothers shoe firm, while 177 Woburn (C-244x) was home to a founder and director of the First National Bank in Reading.

Almost 70 years have gone by since the majority of the houses in this area were built. However, the neighborhood continues to serve in the same capacity that it did at that time -- as a home for upper middle-class professionals and businessmen. Both the houses and their context have remained the same, therefore, since their construction.

CRITERIA FOR EVALUATION

The Woburn Street Historic District is significant (1) as a representation of primarily late 19th century and early 20th century suburban residential development for Reading's upper middle class residents; and (2) architecturally in representing a large and intact concentration of high style residential buildings of this period. The area retains integrity of location, design, setting, materials and workmanship and meets Criteria A and C of the National Register.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Reading	Form No:
Property Name: Woburn Street H.D.	

Indicate each item on inventory form which is being continued below.

Verbal Boundary Description and Justification: The Woburn Street Historic District were drawn to include a grouping of residential (and one institutional) buildings distinguished by the cohesiveness of their late 19th early-20th century Colonial Revival architectural styles, by their usual generous proportions and by the quality of setting which characterizes that section of Woburn Street: spacious lots with the houses set back amidst landscaped lawns. The Woburn Street Historic District is further distinguished by possessing several houses designed and/or lived in by two of Reading's most prominent residential architects, Willard P. Adden and Horace G. Wadlin.

The Woburn Street Historic District boundaries are as shown by the heavy line on the accompanying map, entitled, "Woburn Street District" and drawn to a scale of 1"=333'.

Staple to Inventory form at bottom

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Woburn Street Historic District (Reading MRA)
Middlesex County
MASSACHUSETTS

Substantive Review

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Working No. JUN 4 1984
Fed. Reg. Date: 7-5-84 / 7-19-84
Date Due: 7-19-84
Action: ☐ ACCEPT ☒ RETURN ☐ REJECT
Federal Agency: _____

Recom./Criteria RETURN
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: ☒ technical corrections cited below THE RETURN. SEE #7 + #10
☒ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	

Describe the present and original (if known) physical appearance

☐ summary paragraph
☒ completeness THE MAP SHOWS SEVERAL LARGE STRUCTURES, PRESUMABLY CHARIAGE HOUSES OR GARAGES,
☐ clarity BEHIND SOME OF THE HOUSES. PLEASE DESCRIBE THEM GENERALLY
☐ alterations/integrity OR SPECIFICALLY AND INDICATE IF THEY CONTRIBUTE TO THE SIGNIFICANCE
☐ dates OF THE DISTRICT. THE STRUCTURE BEHIND C-130 APPEARS TO BE ON A
☐ boundary selection SEPERATE PARCEL. IF SO, PLEASE AMMEND VBD.

8. 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

9. Major Bibliographical References

X 10. Geographical Data

X Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

Please provide acreage
Please provide
1) VBD (SEE #7)

2) PLEASE PROVIDE A BOUNDARY JUSTIFICATION. HOW DOES THE CHARACTER OF THE AREA OUTSIDE OF THE DISTRICT DIFFER FROM THAT DESCRIBED WITHIN?

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed *Kenneth Boyd* Date *7/19/84* Phone: _____

Comments for any item may be continued on an attached sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 6/14/84

date entered

Continuation sheet

Item number

Page 1 of 9

Multiple Resource Area
Thematic Group

dnr-11

Name Reading Multiple Resource Area
State MASSACHUSETTS

Nomination/Type of Review

1. Ace Art Company

Substantive Review for Keeper
Attest

Date/Signature

2. Common Historic District

Substantive Review for Keeper
Attest

3. Harnden-Browne House

Substantive Review for Keeper
Attest

4. Haverhill Street Milestone

Substantive Review for Keeper
Attest

5. Kemp Place

Entered in the
National Register for Keeper
Attest

6. Kemp Barn

Entered in the
National Register for Keeper
Attest

7. Nichols, Jerry, Tavern

Entered in the
National Register for Keeper
Attest

8. Reading Standpipe

Substantive Review for Keeper
Attest

9. Smith Shoe Shop

Substantive Review for Keeper
Attest10. Woburn Street Historic
DistrictSubstantive Review for Keeper
Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Woburn Street Historic District (Reading MRA)
Middlesex County
MASSACHUSETTS

Substantive Review

Working No. 6-4-84
Fed. Reg. Date: 2-4-86
Date Due: 2-2-85
Action: ☒ ACCEPT 2-1-85
☐ RETURN
☐ REJECT
Federal Agency: _____

- ☒ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria accept
Reviewer Don Burge
Discipline Architectural History
Date 2-1-85
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| ☐ excellent | ☐ deteriorated |
| ☐ good | ☐ ruins |
| ☐ fair | ☐ unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. 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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Woburn St. H.D.
Reading MRT Ma

Woburn St. View

XXXX-8



Woburn St. H.D.

Reading MTA, Ma

Woburn St. View

~~XXXX~~ - 3

Woburn Street District

C-130 C-131 C-133 C-231x C-233x C-135 C-244x C-245 C-134 C-246x C-132 C-236x C-129 C-235x C-234x C-232x



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

Multiple Property Cover Sheet Reference Number: 64000290