

FORM B - BUILDING

| | |
|------|----------|
| Area | Form no. |
| C | 154 |

MASSACHUSETTS HISTORICAL COMMISSION III-20
 294 Washington Street, Boston, MA 02108



Reading
 199 Summer Avenue
 Name -- Home st
 Original dwelling
 Present dwelling
 Property: Private individual
 Private organization
 Public
 Original owner Robert ("Father") Kemp

location in relation to nearest cross streets and other buildings or geographical features. Indicate north.



DATE: Date 1878
 Source Chronicle
 Style Tudor Revival
 Architect Horace G. Wadlin
 Exterior wall fabric clapboards, stucco, shingles
 Outbuildings Second-Empire carriage house
 Major alterations (with dates) major remodeling from Second Empire to Tudor Revival style after 1900
 Moved no Date _____
 Approx. acreage 21,720 sq. ft.
 Setting set back from street behind granite wall, facing eastward toward the street
 UTM: 19/327060/4709600

Recorded by Architectural Preservation Associates
 Organization Reading Historical Commission
 Date November 30, 1980
 Date 2/16/84

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

This west-side house illustrates how wealthy businessmen who liked a particular residential area might build and/or remodel several houses in that neighborhood. The Tudor Revival appearance of the house today is the product of an extensive remodeling that occurred early in the 20th century. As such, it evinces a medieval feeling, via strong vertical lines, exterior timbering, dark wall coloring, and diamond-pane fenestration. Prior to the remodeling, the house was a Second Empire cottage that had been built in 1878. Its origin is the subject of some controversy. The prominent local architect-historian Horace G. Wadlin wrote in Concerning the Past that he had provided Kemp with the plans for the house, based on measured (con't.)

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This house was originally built in 1878 for Robert ("Father") Kemp, on land formerly a part of the old Temple family farmlands that lay on both sides of Summer Avenue. Kemp was a shoe manufacturer who moved from Boston to Reading in 1853; he built the Italianate residence at 186 Summer Avenue (form no. C-158), and was a gentleman farmer on his acreage there. He was a much-loved town figure, in that he founded the amateur singing group known as "Father Kemp's Old Folks," who toured both in this country and abroad in the second half of the 19th century.

Kemp sold 186 Summer Avenue in 1868 to a man named Hawes, and moved back to Boston. However, in 1875 he bought the lot at 199 Summer Avenue from M.C. Temple. He had this house built in 1878, and moved back to Reading. In July of 1879, Kemp sold his new house to John Jacobos, a real-estate broker, who resold it two weeks later to Seth Rich, a Boston pawnbroker. Rich landscaped the property, and died in 1895. His wife, M. Grace Rich, continued to live there through 1900, but by 1906, the property had been sold to Charles A. Loring. Loring previously had lived nearby, at 211 Summer Avenue (form no. C-153 in the Historical and Architectural Inventory, Reading, Massachusetts). Loring was the treasurer of the Middlesex East Agricultural Association in 1899. This organization operated agricultural fairs and a racetrack from 1898 to 1917. The track was first for horses, then for automobiles as well. Loring copublished the Reading Memorial Volume of 1894; was a vice-president of the Reading Antiquarian Society; and helped form the Meadow Brook Country Club. His house was put into the name of his wife, Ella L. Loring, before 1910, but Loring continued to live there.

BIBLIOGRAPHY and/or REFERENCES

1889 map - S. Rich (Seth)
Chronicle, July 26, 1879; May 8, 1880; Aug. 7, 1880
Bishop, Rooftrees
Wadlin, Concerning the Past, Ch. 93
1906 map - Charles Loring
1900, 1910, 1916, 1949 valuation books

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|-----------------------|-------------------|
| Community: Reading | Form No: C-154 |
| Property Name: -- | |

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

ARCHITECTURAL SIGNIFICANCE. (con't.)

drawings of a mansard-roofed house in Swampscott that Kemp admired. (Wadlin did not admire the house, calling it a "low house of mongrel design.") However, the Chronicle of 1878 referred to the house as a "two-story French-roof cottage designed and built by William Phillips," a local builder. It went on to say that the exterior of the house was painted in the "medieval style." What this paint scheme must have looked like on a classically inspired Second Empire composition can only be imagined. The house definitely was built with a mansard roof, though -- part of it is seen in a photograph in the Memorial Volume of 1894. The house probably looked a great deal like its still-extant mansard-roofed carriage house.

CRITERIA FOR EVALUATION

This house is significant (1) for its role in the 19th-century development of Reading's west side as a desirable residential neighborhood; (2) for its connection with three notable Readingites -- song leader Robert ("Father") Kemp, architect Horace G. Wadlin, and businessman Charles A. Loring; and (3) for its unique architectural metamorphosis from a Second Empire cottage to a Tudor Revival mansion. It retains integrity of location, design, setting, materials, workmanship, and feeling, and meets Criteria A, B, and C of the National Register.

Staple to Inventory form at bottom

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received *6/1/84*

date entered

Continuation sheet

Item number

Page *5-49*

Multiple Resource Area
Thematic Group

Name Reading Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

- | | | |
|---------------------------------|-------------------------------------|--|
| 41. House at 11 Beech Street | Entered in the National Register | <i>for</i> Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 42. House at 16 Mineral Street | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 43. House at 26 Center Avenue | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 44. House at 42 Salem Street | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 45. House at 44 Temple Street | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 46. House at 57 Woburn Street | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 47. House at 77 Howard Street | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 48. House at 79-81 Salem Street | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 49. House at 129 High Street | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |
| 50. House at 199 Summer Avenue | Entered in the National Register | Keeper <i>Delores Byers</i> <u>7/19/84</u> |
| | | Attest _____ |

Ref. # 84002667

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 199 Summer Avenue (Reading MRA)
Middlesex County
MASSACHUSETTS

Working No. JUN 4 1984
Fed. Reg. Date: 2/5/85
Date Due: 7/5/84 - 7/19/84
Action: ACCEPT 7-19-84
RETURN
REJECT
Federal Agency: _____

Entered in the
National Register

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

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

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

1. Name

2. Location

3. Classification

| | | | |
|----------|---------------------------------|----------------------|-------------|
| Category | Ownership Public Acquisition | Status Accessible | Present Use |
|----------|---------------------------------|----------------------|-------------|

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
- good
- fair
- deteriorated
- ruins
- 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

House at 199 Sumner Avenue (Reading, MA)
Hillsdale County
MASSACHUSETTS

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: _____

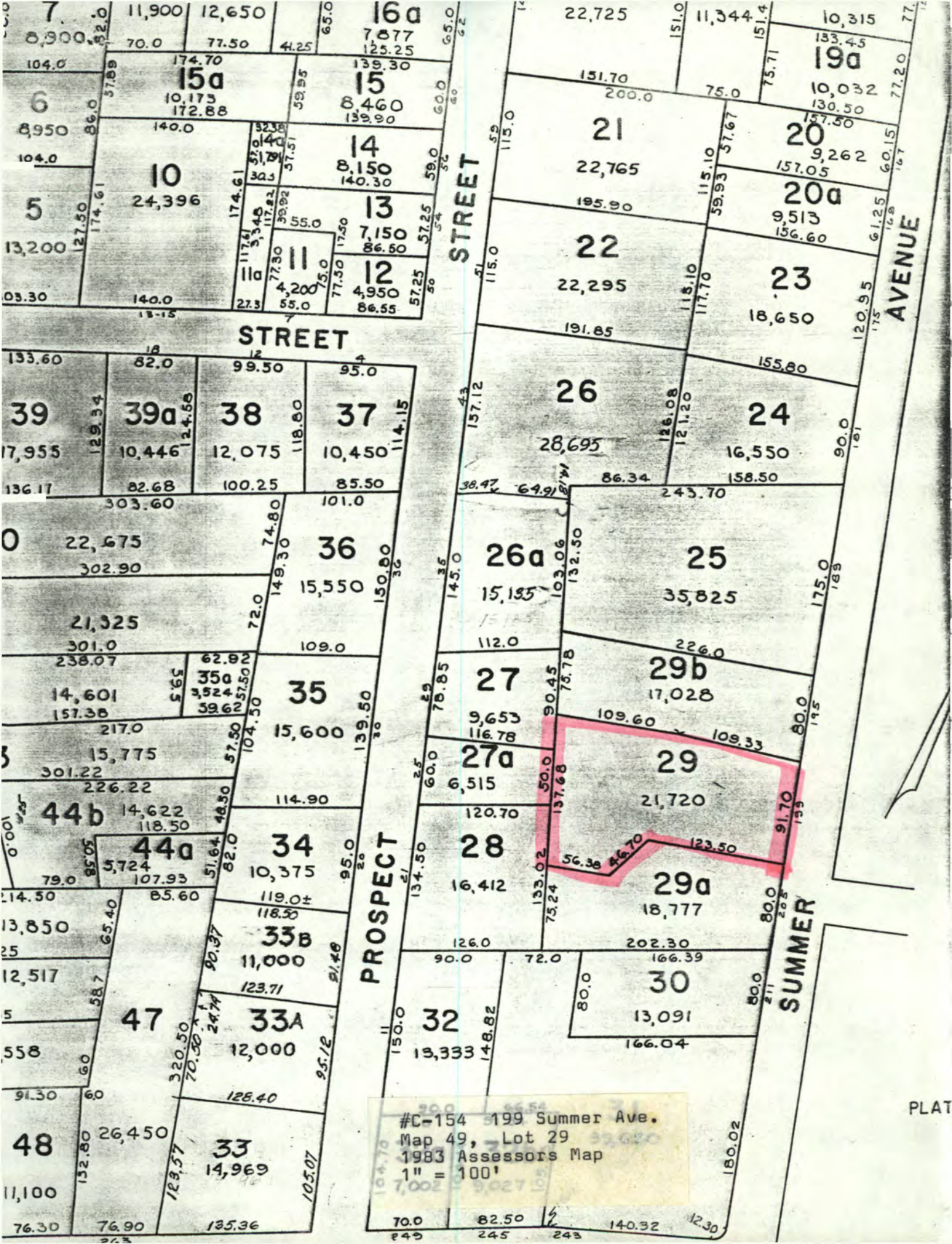


Reading MRA, Ma

Habitat

199 Summer Ave

III - 20



#C-154 199 Summer Ave.
 Map 49, Lot 29
 1983 Assessors Map
 1" = 100'

PLAT

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

Multiple Property Cover Sheet Reference Number: _____ 64000290