

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street Boston MA 02108



Reading

Address 273 Pearl StreetHistoric Name James Nichols HouseOriginal dwellingPresent dwellingOwnership: ☒ Private individual
Private organization

Public

Original owner James Nichols

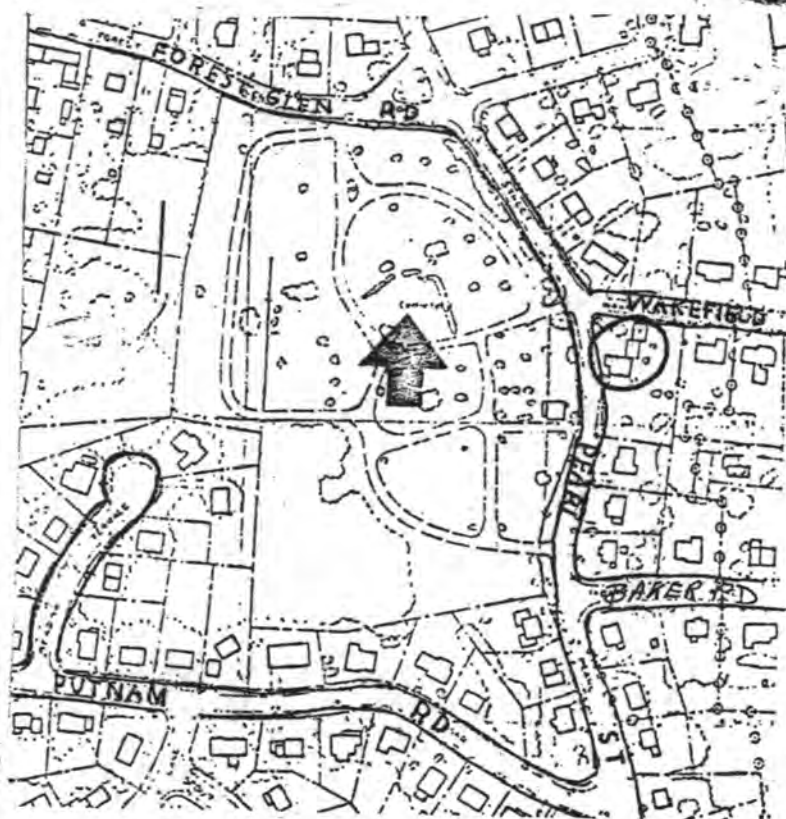
DESCRIPTION:

Date c. 1795Source Roof treesStyle Georgian vernacularArchitect naExterior wall fabric clapboardsOutbuildings Queen Anne garageMajor alterations (with dates) Englishgable on west/ Greek Revival part on
north much altered.Moved rear ell moved here Date 1966; re-
moved a short distance away, 1981.Approx. acreage 18,190 sq. ft.Setting Faces south on top of a slope,
stone wall along road.Recorded by Architectural Preservation
Associates
Organization Reading Historical Comm.Date November 1980

REVISED

Date 6/82UTM: 19/327500/4711560

(Staple additional sheets here)



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

This is a small 1½ story house with a gambrel roof on its front portion. Few other such dwellings survive in Reading. The large center chimney rises above the roof, which is extended as a saltbox behind. A small house previously on Woburn Street was added in 1966. The door surround is very simple; windows touch the cornice. Window surrounds have quarter-round moldings on the west facade, and extend beyond the plane of the house. On the south facade they are plain.

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

James Nichols, whose family was living in the area, was a shoemaker like so many of his contemporaries. He bought the land from a shoemaker and built this house c. 1795. He probably made shoes for wholesale, which would then have been sold to one of the major shoe merchants in Reading. Along with this business, he would have farmed his homestead.

James was the central figure in a church controversy whose cause is not well understood, but its history allows us to see the central role religion played in community life, and also what a strongly religious community Reading was at the time. Nichols was excommunicated by Peter Sanborn from the South Parish Church, but joined a church in the North Parish (North Reading), which was of a different religious bent.

Pearl Street was, before the Andover-Medford Turnpike opened in 1806, a major road to the north for this community, and was fairly heavily settled before the 19th century.

At the turn of the century, Edward Gleason was a farmer and sold milk. His son, Rodney, continued the milk business.

BIBLIOGRAPHY and/or REFERENCES

1795 map J. Nichols (James)
1830 map yes
1854 map Mathias Gammel
1875 map Mrs. Joseph P. Wilbur
1889 map Edward S. Gleason
1898 & 1911 Directories
Bishop, Rooftrees, Chapter 5
1916 Valuation list

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Reading	Form No: A-16
Property Name: 273 Pearl St.	

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

CRITERIA FOR EVALUATION

The James Nichols house is significant (1) for its role as an early farm/shoemaking homestead; (2) for its connection with the locally important Nichols family, and religious dissident James Nichols in particular; and (3) as one of the few gambrel-roofed houses remaining in Reading. It retains integrity of location, design, setting, materials, workmanship, and feeling, and meets Criteria A, D, and C of the National Register.

Staple to Inventory form at bottom

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

For NPS use only

received

6/4/84

date entered

Continuation sheet

Item number

Page 7 of 9

Multiple Resource Area
Thematic GroupName Reading Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

- | | | | |
|---|-------------------------------------|------------|-----------------------------|
| 61. Nichols, James, House | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 62. Nichols, Richard, House | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 63. Octagon House | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 64. Old Hose House | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 65. Parker, Capt. Nathaniel,
Red House | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 66. Parker House
(52 Salem St.) | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 67. Parker, Joseph, House | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 68. Parker, Samuel, House | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 69. Parker, Stillman, House | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |
| 70. Parker House
(316 Haven St.) | Entered in the
National Register | for Keeper | <u>Melona Byers</u> 7-19-84 |
| | | Attest | _____ |

RJ # 84002755

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Nichols, James, House (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: _____

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

Entered in the
National Register

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	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: _____

Comments for any item may be continued on an attached sheet



Micho's James House
Pearl Harbor Ma

A-16

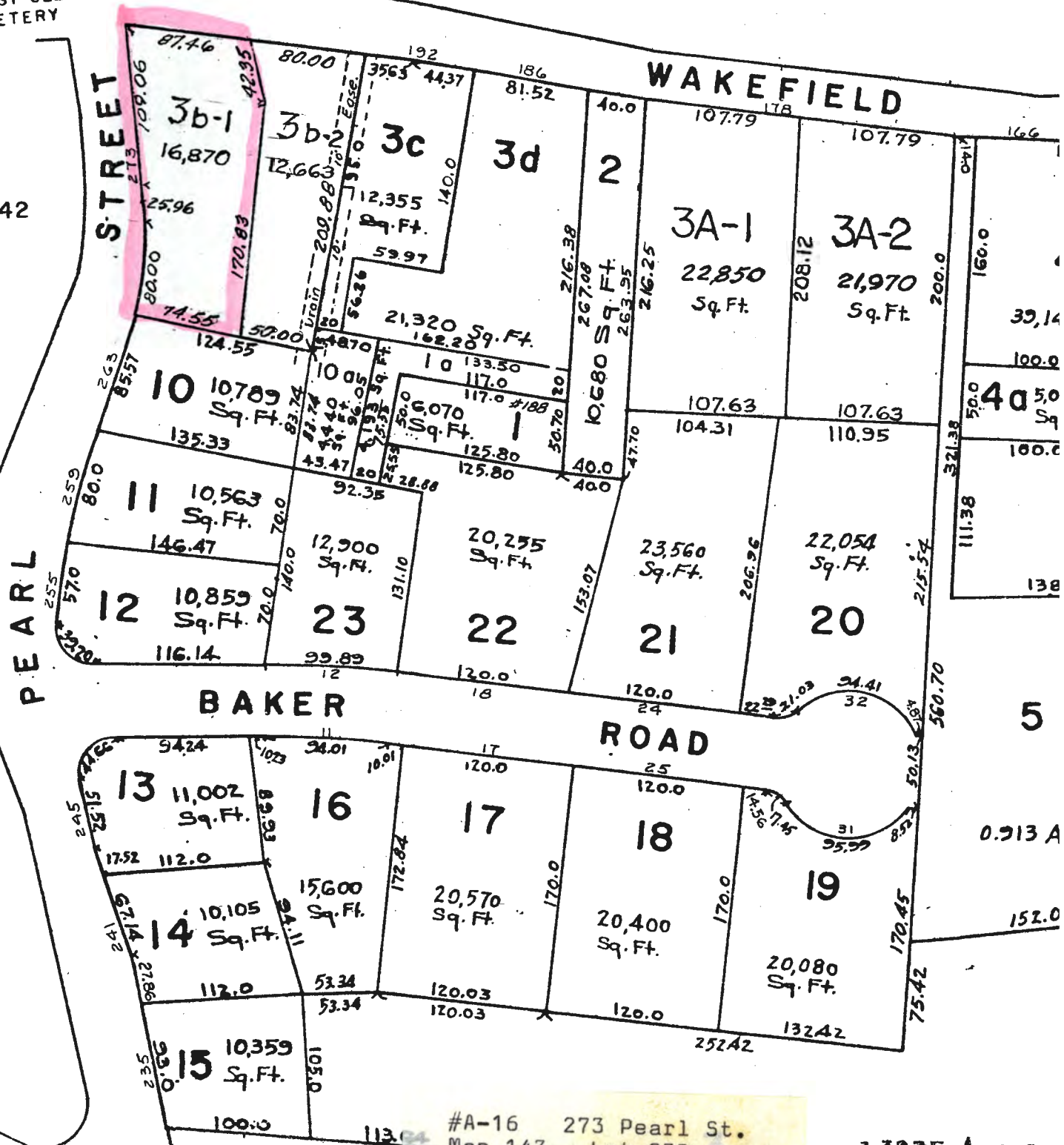
273 Pearl St.

B-13

PLAT 168

ENTRANCE
TO FOREST GLEN
CEMETERY

PLAT 142



#A-16 273 Pearl St.
Map 143, Lot 038
1983 Assessors Map
1" = 100'

3.3935 Acres

234.70

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

Multiple Property Cover Sheet Reference Number: 64000290