

FORM B - BUILDING

Area

C

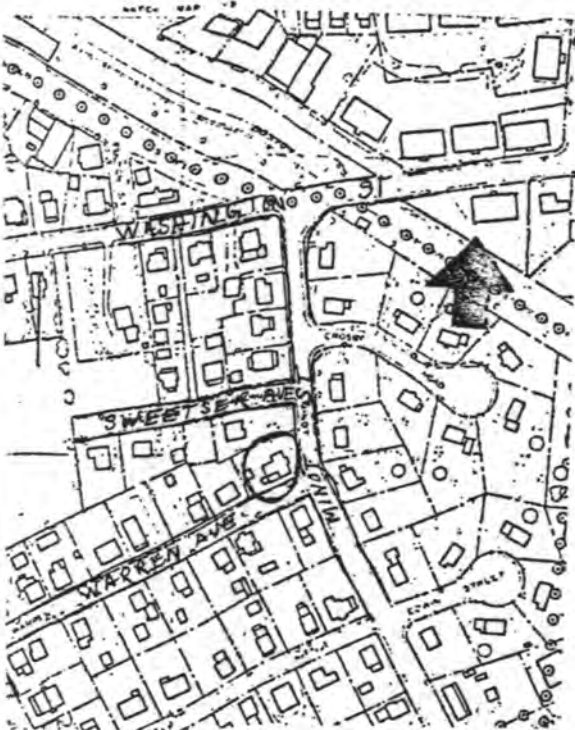
Form no.

115

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108



location in relation to nearest
other buildings
features.



Recorded by Architectural
Preservation Associates
Organization Reading Historical
Commission
Date November 30, 1980

Date 6/82

REVISED

(Staple additional sheets here)

Reading

Address 64 Minot Street

Historic Name Stephen Hall House

Original Dwelling

Present Dwelling

Ownership: ☒ Private individual
☐ Private organization

Public

Original owner Stephen Hall

DESCRIPTION:

Date 1850's

Source Concerning the Past

Style Gothic Revival

Architect John Stevens

Exterior wall fabric Board & batten

Outbuildings Garage

Major alterations (with dates) Porch
rails and stairs replaced.

Moved no Date

Approx. acreage 8,895 s.f.

Setting On a slight rise, at corner
lot, faces east.

UTM: 19/326980/4709400

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

This is one of the few houses in Reading built in the fully developed Gothic Revival Style. It bears a striking resemblance to Design #3 for "Symmetrical Bracketed Cottage" pictured in A. J. Downing's The Architecture of Country Houses, published in 1850 and reprinted 9 times thereafter. In fact, the house was copied from one in Wakefield. In the transition, it has lost the proportions which Downing found so charming, but retained all the other features, the symmetrical (rather than romantically asymmetrical) massing, the heavy porch, board-and-batten siding, and rather Italianate window caps.

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

Out of the old Sweetser farm, Amos Cummings planned a real estate development in the 1850's. This house was built for Stephen Hall, a local mason, by John Stevens of So. Reading. Stevens later styled himself an architect, as capital for building and local sophistication grew. He practiced in Reading, Boston, and New Hampshire.

The "Cummingsville" development was financed by the Howard Mutual Loan & Fund Association of Boston, and managed by Reading men. It later failed. So too did the development, as it flooded in wet weather so badly that it was nicknamed "Mudville". It is not now a distinct community. In the 1850's Cummings also built Cottage Hall for meetings and dances. It was located on Main Street, served as a school, then a hotel, and was converted to a two-family dwelling. It was demolished in 1968.

BIBLIOGRAPHY and/or REFERENCES

- | | |
|---|---|
| Eaton, <u>Memorial Volume</u> page 215, photo | 1875 map S.M. Hall
(Stephen) |
| Wadlin, <u>Concerning the Past</u> , Chapter LXXIV | |
| <u>The Architecture of Country Houses</u> , Downing, A. J..
1850 Dover Publications, N. Y., 1969 | 1889 map E.W. Wadsworth
1890 Valuation is
G. F. Wadsworth
20M-2/80 |

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

Reading

Form No:

C-115

Property Name: 64 Minot St.

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

CRITERIA FOR EVALUATION

Stephen Hall is significant (1) as a remnant of the "Mudville" real estate development in the 1850's; (2) for its connection with local architect John Stevens; and (3) as one of Reading's few examples of high-style Gothic Revival design. 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 6/18/84

date entered

Continuation sheet

Item number

Page 4 of 9

Multiple Resource Area
Thematic Group

Name Reading Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

31. Damon, Joseph, House

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

32. Damon, Washington, House

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

33. Dewey Place

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

34. Durgin House

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

35. Eaton-Prescott House

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

36. Elliott, Luther, House

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

37. Hall, Stephen, House

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

38. Hartshorn, Timothy, House

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

39. Hartwell House

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

40. Highland School

Entered in the
National Register

for Keeper

Shelene Byers 7/19/84

Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hall, Stephen, House (Reading MRA)
Middlesex County
MASSACHUSETTS

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

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

Entered in the
National Register

Federal Agency: _____

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



2
Hall, Stephen, Huse
Reading, MA, Me

C-115

64 Mount St

J-36

PLAT 42

PLAT 53

WARREN

MINOT STREET

CROSBY ROAD

SWEETSER AVE.

WASHINGTON

LINCOLN

FULTON ST.

BOSTON & MAINE R.R.
NO ASSESSMENT HERE
To Cor. Washington & Main Sts.
To Cor. Western & Main Sts.

#C-115 64 Minot St.
Map 52, Lot 34
1983 Assessors Map
1" = 100'

26,035 Sq Ft.

231,018 Sq. Ft.

STRE

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6

5

16

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12

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9a

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

Multiple Property Cover Sheet Reference Number: 64000290