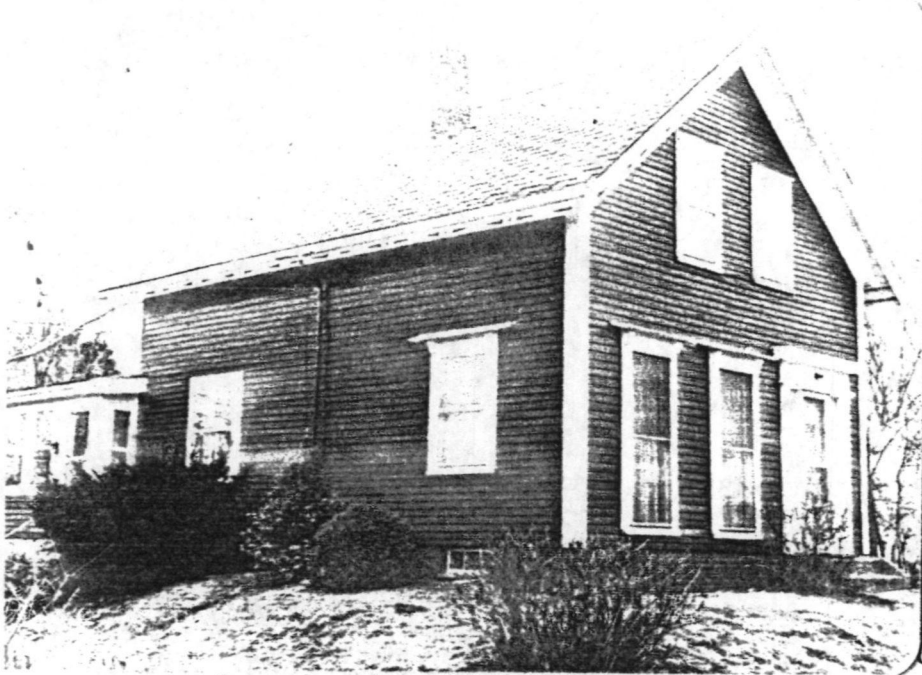


Area	Form no.
C	116

MASSACHUSETTS HISTORICAL COMMISSION I-21
 294 Washington Street, Boston, MA 02108



location in relation to nearest streets and other buildings



Reading

Address 26 Center Avenue

Historic Name House at

Original dwelling

Present dwelling

Ownership: Private individual
 Private organization

Public

Original owner --

DESCRIPTION:

Date c. 1870

Source town valuation book

Style Gothic Revival-Italianate

Architect --

Exterior wall fabric clapboards

Outbuildings garage

Major alterations (with dates) 1-story

rear extension; shed-roof

dormers

Moved no Date

Approx. acreage 17,856 sq. ft.

Setting on a slight rise, facing

and close to street

Recorded by Architectural Preservation Associates

Organization Reading Historical Commission

Date November 30, 1980

Date 2/16/84

UTM: 19/326930/4709240

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

This is an extremely eclectic house. From the Greek Revival tradition comes its setting, on high brick foundations on a rise, and its trabeated doorway enframing. There are, however, no gable returns, as is customary in houses of this style; instead, there are bargeboards all around the eaves, exhibiting a cut-out design. The long first-floor windows on the front facade have flat caps supported on brackets, in the Italianate mode.

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 part of the area known either as Cummingsville, after Amos Cummings, who developed it; or Mudville, for the mud that followed the flooding of its low, unpaved streets. Cummings' scheme was to advance money to workers so that they could build the cottages, or else to build them himself and collect dues or rent until the accrued amount would cover his expenses. However, the Panic of 1857 caused the collapse of the Loan Fund Association of which Cummings was treasurer. Many persons lost their life savings. The real-estate boom Cummings had hoped to start never materialized; the 22 houses that stood here in 1875 were the only ones here in 1889. In later years, residents improved the streets, whose soil had been taken to build up house sites, and planted maple trees. They hoped to change the name of the area from Mudville to Mapleville. Today, neither name is used.

The 1875 map reference to R. Knight as owner of this house seems to be in error, since Erastis Knight was assessed for the house in 1870, and he remained its owner for many years. He was a machinist in Boston (probably associated with the railroad), and he was elected to the board of directors of the Boston and Maine Relief Association in 1897. Knight died in 1904, at age 67.

BIBLIOGRAPHY and/or REFERENCES

- 1875 map - R. Knight (probably an error; should be "E. Knight")
- 1889 map - E. Knight (Erastis)
- 1906 map - deleted
- Eaton, Memorial Volume
- 1886/7 business directories
- 1870 valuation book
- Chronicle, Jan. 23, 1897; July 2, 1904

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Reading	Form No: C-116
Property Name: --	

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

CRITERIA FOR EVALUATION

This house is significant (1) as part of the 19th-century real-estate development called Cummingsville; (2) for its connection with railroad employee Erastis Knight; and (3) for its eclectic mix of 19th-century architectural styles. 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 6/4/84
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 | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 42. House at 16 Mineral Street | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 43. House at 26 Center Avenue | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 44. House at 42 Salem Street | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 45. House at 44 Temple Street | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 46. House at 57 Woburn Street | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 47. House at 77 Howard Street | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 48. House at 79-81 Salem Street | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 49. House at 129 High Street | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |
| 50. House at 199 Summer Avenue | Entered in the
National Register | <input checked="" type="checkbox"/> Keeper | <u>Melona Byers</u> 7/19/84 |
| | | Attest | _____ |

ref. # 84002679

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 26 Center 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

Home at 26 Center Avenue (Reading M.R.A.)
 Middlesex County
 MASSACHUSETTS

9. Major Bibliographical References

10. Geographical Data

Acreege 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 MRT, Ma

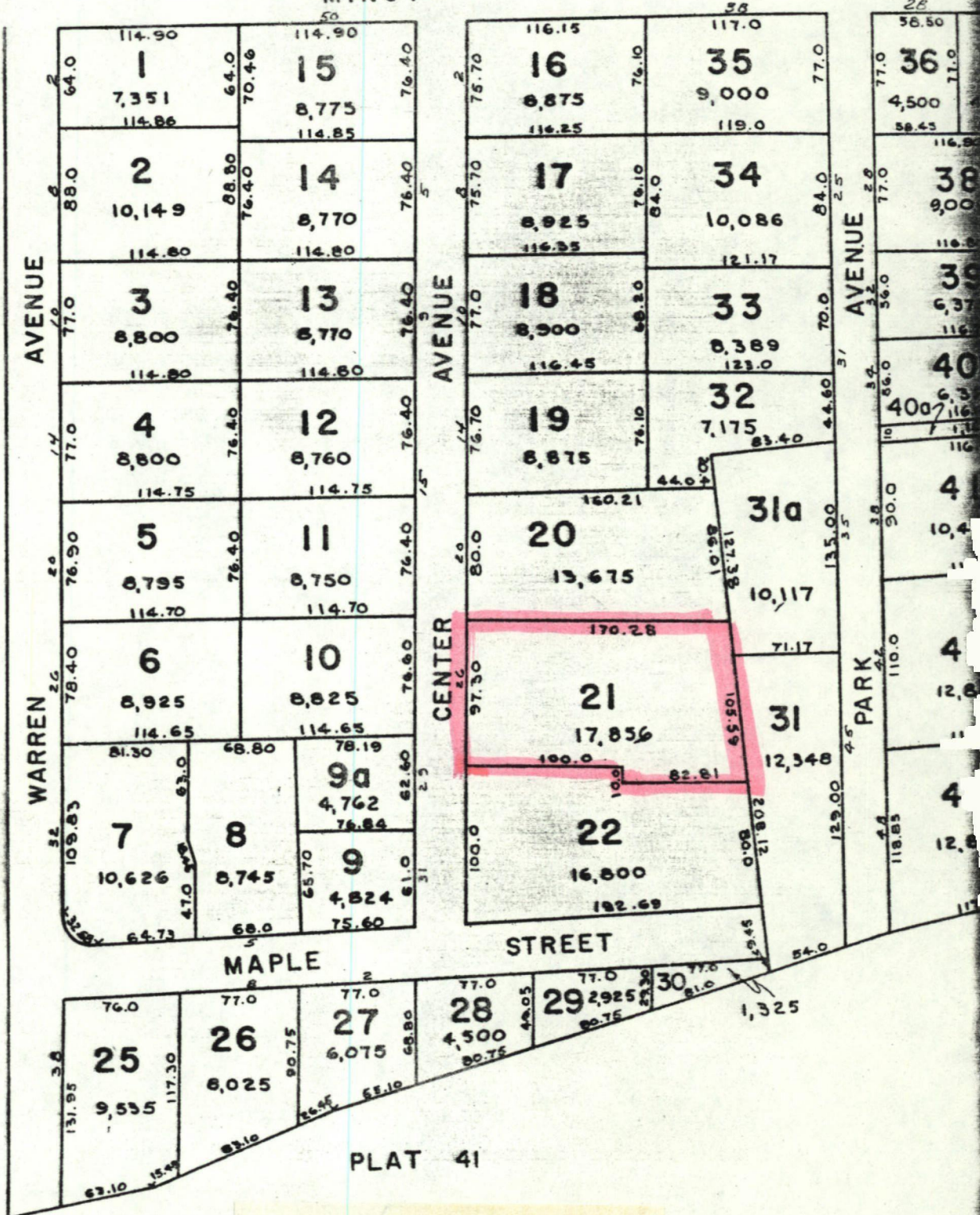
C-116

House at

26 Center Ave

I-21

MINOT



PLAT 52

PLAT 41

#C-116 26 Center St.
 Map 42, Lot 21
 1983 Assessors Map
 1" = 100'

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

Multiple Property Cover Sheet Reference Number: 64000290