

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

15/51	Reading		358
-------	---------	--	-----

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town: Reading

Place: (*neighborhood or village*)

Photograph



Address: 21 Copeland Avenue

Historic Name: F.E. Horne House

Uses: Present: residential

Original: residential

Date of Construction: 1914

Source: water department records

Style/Form: Craftsman Colonial

Architect/Builder: unknown

Exterior Material:

Foundation: rubble

Wall/Trim: wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):

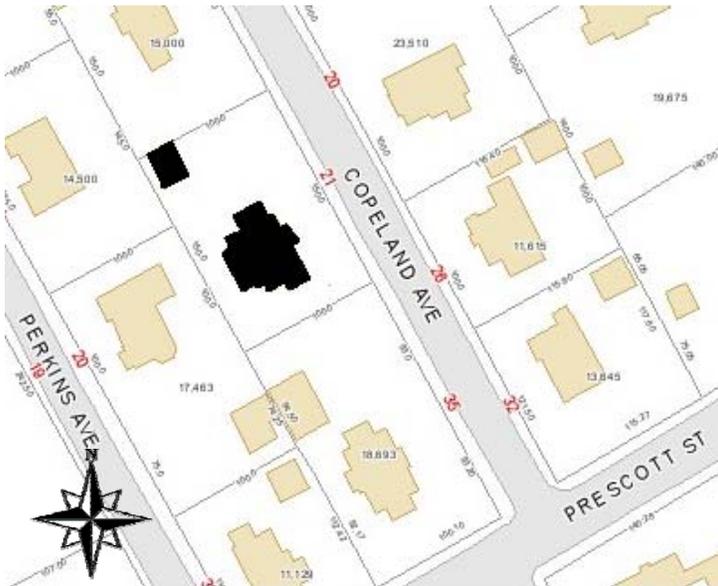
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.34 acre

Setting: mixed residential neighborhood

Topographic or Assessor's Map



Recorded by: Lisa Mausolf

Organization: Reading Historical Commission

Date (*month / year*): December 2009

RECEIVED
AUG 20 2010
 MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

READING

21 Copeland Ave.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

358

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The house at 21 Copeland Avenue is a unique variation on the early 20th century hip-roofed cottage, reflecting both Colonial Revival and Craftsman influences. The building is sheathed in wood shingles which are installed in an unusual pattern in which a double course of shingles is used with an overhang of just an inch or two at the bottom. Other Craftsman touches include the overhanging hip roof with exposed rafter tails. Projecting from the center of the three-bay façade is an enclosed entrance porch with a broken pediment supported by attenuated Doric columns topped by rosettes and a fanlight over the multi-light exterior door. Windows include casements on the first floor and pairs of 6/1 sash upstairs. There is also a small oval window with keystones above the entrance porch and a shingled gable dormer centered on the front slope. To the north of the main house block is a single-story open porch supported by clustered Doric columns. On the opposite (south) end is a single-story sun porch with casement windows.

To the north of the house is a detached, two-car garage sheathed in the same shingle pattern as the main house. It is capped by a hip roof with exposed rafter tails. There is a double-wide overhead garage door facing the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to water department records, this house (originally 7 Copeland Avenue) was constructed for F.E. Horne. The water was turned on November 24, 1914. A brief mention in the *Chronicle* on January 7, 1916 confirms the completion of the house in 1915. No additional information was found on F.E. Horne who apparently only owned the house a brief time. There is no listing for Horne in the 1916 valuation records or 1917 directory. Street listings in the 1920s do not include street numbers for Copeland Avenue or do not include a #7.

The 1931 and 1934 directories indicate that the house at 7 Copeland Avenue was occupied by Thomas Brennan, a salesman. Elmer and Mary Anderson were living here in 1936 but were gone by 1941. Earle Martin was the owner prior to 1963. Charles and Mary Toye owned the house from 1963 to 2004.

BIBLIOGRAPHY and/or REFERENCES

Middlesex South Registry of Deeds, Cambridge, Mass.

Reading Chronicle, January 7, 1916

Reading 350th Book Committee. *At Wood End – Reading, Massachusetts 1644-1994, A Pictorial History*, 1994.

Town of Reading Water Records, 1891-present.

U.S. Census, 1920-1930.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
BOSTON, MASSACHUSETTS 02125

Community Property Address
READING 21 COPELAND AVENUE

Area(s) Form No.

	358
--	-----

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Lisa Mausolf

The criteria that are checked in the above sections must be justified here.

Constructed in 1914, the house at 21 Copeland Avenue is of interest as a unique variation on the Craftsman Colonial residence displaying an unusual wood shingle pattern and somewhat exaggerated Colonial-inspired detailing. The property is potentially eligible for the National Register as an amendment to the 1984 Reading Multiple Resource Area under Criteria A and C, for its associations with the early 20th century development of Reading and as a good example of the Craftsman Colonial style.