

# FORM B – BUILDING

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

## Photograph



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

15/46

Reading

359

**Town:** Reading

**Place:** (*neighborhood or village*)

**Address:** 32 Copeland Avenue (at Prescott St.)

**Historic Name:** Wilfred and Fanny Bancroft House

**Uses:** Present: residential

Original: residential

**Date of Construction:** 1912

**Source:** water department records

**Style/Form:** Colonial Revival

**Architect/Builder:** unknown

### Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
garage

**Major Alterations** (*with dates*):

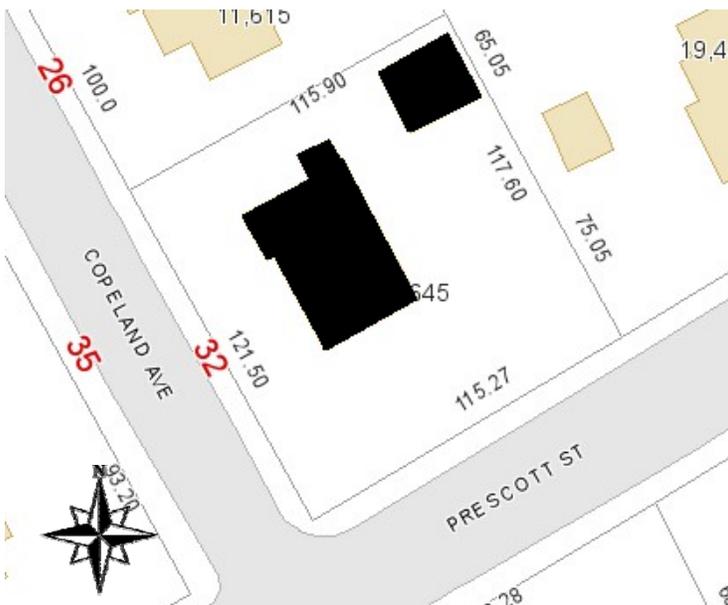
**Condition:** good

**Moved:** no | x | yes | | **Date** \_\_\_\_\_

**Acreage:** 0.31 acre

**Setting:** mixed 20<sup>th</sup> century 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

32 Copeland Avenue

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

359

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.*

Located at the northeast corner of Copeland Avenue and Prescott Street, 32 Copeland Avenue is a highly decorative example of the Colonial Revival, dating to the early 20<sup>th</sup> century. The 2 1/2-story, side-gabled structure is sheathed in wood clapboards with two brick chimneys rising from the interior ridge of the asphalt-shingled roof. The side gables have flush eaves that end in shallow returns; the lateral eaves are decorated by a heavy modillioned cornice. This modern interpretation is a variation on the traditional five bay façade with a recessed center entrance displaying decorative sidelights and a paneled embrasure (recess) with a door surround consisting of paneled pilasters supporting an entablature adorned by modillions, triglyphs and metopes. On either side of the entrance are two projecting picture windows of differing sizes filled with casement windows and capped by a copper roof. The second floor of the façade has five double-hung windows with two smaller multi-light hinged windows flanking the wider 8/1 window at the center. The remaining windows are 6/1 sash and all five are capped by entablature lintels and flanked by shutters. Windows on the remaining elevations lack the entablature lintels but have molded surrounds. A small enclosed back porch is located on the north side.

## 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.*

This house was part of the neighborhood established on what had been the Alfred Perkins Estate. The land, lot 19 of the subdivision, was sold by Christina Copeland to Fanny Bancroft in 1912 (Book 3675, Page 231). According to water records the first owner of the house (originally 12 Copeland Avenue) was Wilfred Bancroft and the water was turned on July 19, 1912. On June 13, 1913 the *Chronicle* reported that Wilfred Bancroft was moving into his new house from 25 Green Street. He was employed as treasurer of Mass. Consolidated Mining Co., a copper mining company, and lived here with his wife Fanny and two daughters. Bancroft was the descendant of early settlers of Reading and was elected Town Treasurer in 1924, serving until his death in 1927. By that time the family had moved to Echo Avenue.

By 1925 the house had been purchased by William Gardner Long and his wife, Lottie. The 1930 Census indicates that they were living here with their son, daughter and two servants. He was the treasurer of NE Brick Company, a brick manufacturing company. In 1956 the Longs sold the property to William Dolben. He was the developer of Summit Towers, constructed in Reading in 1971. The present owners, Steven and Joan Previte, purchased the property in 1980.

## BIBLIOGRAPHY and/or REFERENCES

Middlesex South Registry of Deeds, Cambridge, Mass.

*Reading Chronicle*, June 13, 1913; March 16, 1927.

Reading 350<sup>th</sup> 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        32 COPELAND AVENUE

Area(s)      Form No.

	359
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## 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 1912, the house at 32 Copeland Avenue is of interest as a unique variation on the Colonial Revival residence displaying somewhat exaggerated Colonial-inspired detailing including a deeply recessed, panel entry, heavy modillion cornice and large bay windows. The house is set in a neighborhood of similarly scaled, significant residential properties laid out on the former Alfred Perkins estate. 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 20<sup>th</sup> century development of Reading and as a good example of the Craftsman Colonial style.