

FORM B – BUILDING

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

10/226	Reading		436
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town: Reading

Place: (*neighborhood or village*)

Photograph



Address: 35 Scotland Road

Historic Name: Mitchell-Boothby House

Uses: Present: residential

Original: residential

Date of Construction: c.1880 (w/ c.1900 alt. or addition?)

Source: maps, directories

Style/Form: Shingle Style

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard, wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:

garage

Major Alterations (*with dates*):

date unknown – addition to west
2009 - addition

Condition: good

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

Acreage: 0.64 acre

Setting: mixed residential neighborhood

Topographic or Assessor's Map



Recorded by: Lisa Mausolf

Organization: Reading Historical Commission

Date (month/year): December 2009

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INVENTORY FORM B CONTINUATION SHEET

READING

35 Scotland Road

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

436

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 35 Scotland Road is an unusual structure which may very well have been constructed in two phases. Set on a stone foundation, the 2 ½-story, side-gabled house features a clapboarded first floor with wood shingles above. Among the noteworthy features is the clapboarded, bowed, second story front balcony which dominates the façade and includes a central turned balustrade panel echoed by the full balustrade enclosing the porch below. The center entrance contains a wooden door with oval glass that is flanked by wide, multi-paned, Queen Anne style sidelights. On either side of the entrance are large picture windows with diamond-paned transoms. The second floor façade windows include two pairs of 4/2 windows in the end bays and a tripartite arrangement consisting of a large central window with diamond-shaped inset and smaller diamond-paned windows on either side. Each of the gable ends features a distinctive pointed arch recess with double brackets at the base of the gable. To the west of the house is a single-story, clapboarded addition.

Behind the house is an early 20th century concrete block garage with hip roof.

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.

The early history of this house (formerly 21 Scotland Road) has not been resolved and there is considerable conflicting information concerning its date of construction. According to handwritten notes from local historian Eleanor Bishop, this was apparently the first house constructed on Scotland (originally Lewis) Road and it was built between 1900 and 1906. There does not appear a house on the site at the time of the 1889 map although deeds and the map indicate that this is lot 37 of the plan of house lots in Reading laid out in 1888. Yet, there is a listing in the 1884 town directory indicating that a Horace Boothby was then living at 21 Scotland Road. The town's 1900 valuation records assess a non-resident, May Gertrude Mitchell (wife of Guy E. Mitchell), for a house on lot 27 on Scotland Road, valued at \$4,250. The 1906 map shows a house on the site, owned by Alice Boothby. Alice Boothby was the wife of Horace Boothby, an agent at the Exchange Building in Boston. The couple lived here with their son until about 1917. The 1919 directory indicates that they had moved to Maine.

By 1931 the house was occupied by Lawrence and Stella Tolman. He worked as a mechanical engineer. Later owners included Frederick B. Russell (prior to 1968) and Gayliss and Henry Paynter (1968-1986).

BIBLIOGRAPHY and/or REFERENCES

Middlesex County South Registry of Deeds, Cambridge, Mass.

Reading Directories, various years.

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

Town of Reading. List of Persons Twenty Years of Age and Over. Compiled by the Board of Registrars, Reading, Massachusetts, 1907-1979. (No women listed until 1924).

Town of Reading. Valuation of Real and Personal Estates, various dates.

Town of Reading Water Records, 1891-present.

U.S. Census, 1900-1930.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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BOSTON, MASSACHUSETTS 02125

Community Property Address
READING 35 SCOTLAND ROAD

Area(s) Form No.

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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.

Apparently constructed in two phases in the late 19th and early 20th century, the house at 35 Scotland Road is an unusual, eclectic design with a distinctive bowed, second floor balcony, pointed arch shingled recesses on the gable ends and a mixture of Queen Anne and Shingle Style details. 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 late 19th century development of Reading and as a good example of the melding of the Shingle and Queen Anne styles.