

FORM B – BUILDING

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

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

83/336/3

Billerica

Town/City: Chelmsford

Place: Chelmsford Centre Village

Address: 29 Acton Road

Historic Name: John H. Pratt House

Uses: Present: residence

Original: residence

Date of Construction: 1916

Source: Lowell Courier Citizen, taxes

Style/Form: Four Square

Architect/Builder:

Exterior Material:

Foundation: mortared field stone

Wall/Trim: wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: garage

Major Alterations (with dates):

Condition: good

Moved: no **yes** **Date:**

Acreage: 4624 sq. ft.

Setting: Just outside Chelmsford center on Rte. 4, a 2 lane road to Westford. On the south side of the house is a right of way which runs behind the house to a large piece of protected woodland. A stream runs across the back yard very close to the house. Next door is an 1886 house. Across the street is Bartlett Park, a pasture and woodlot.

north

Acton

27



MA_Chelmsford_29ActonRoad_1-10-2013_IMG_9451

See attached sheet

Recorded by: Linda Prescott

Organization: Chelmsford Historical Commission

Date: June, 2013

INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD, 29 ACTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Recommended for listing in the National Register of Historic Places.

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

This structure is a 29' by 24' four square with a low pitched gable roof placed about 12' from the street on 3760 sq. ft. of land. The roof has asphalt shingles with a brick chimney located in the center of the rear side roof making it not visible from the street. The building is clad in clapboards and all windows are flat trimmed 2/1 with recent storm windows. The house has wide eaves and corner posts on all corners. The structure sits on a mortared fieldstone foundation with the bulkhead located in the south west section of the west wall.

The front of the house faces the south. The paneled front door with glass windows and a small pair of rectangular transom lights over the door is protected by a Greek Rival style door hood with the gable end facing the street. The hood has a typical molded gable and return trim forming the arch. The front face board of the arch is plain with a shallow arch. The hood is supported by a pair of simple brackets. West of the front door is a single window with a pair of shutters. In the second floor facade are 2 evenly spaced windows across the wall.

The west side of the building has 2 evenly spaced windows on each floor.

The north side (rear) of the building has a pair of matching single windows on the west end of the wall directly in line with the other on the first and second floors. In the east section of the same wall on the first floor is a smaller casement style coupled window.

The east side of the building has an attached 6' by 19' single story screened porch with a hip roof, molded fascia boards and square pillar corner posts to the rail and then square corner posts to the floor. Screens on the upper 2/3 and clapboard siding on the lower 1/4 of the walls. The rear wall of the porch has a door with a set of wooden stairs with square posts to the yard. The porch has a crawl space protected by a wall of wooden lattice. The building wall within the porch has a center door with a glass window in the upper half of the door. Immediately to the south of the door is a small paned window. There are two full sized windows on opposite ends of the wall. The second floor has a window directly on the northeast corner of the house and another south of the midline of the wall.

HISTORICAL NARRATIVE

The history of the house begins with the public auction purchase of 1.25 acres of land by Frank G. Pratt, the foreman of loom harness factory in Lowell. In 1889, Mr. Pratt built a paint shop south of his home on the land to become 29 Acton Road. From this shop, Frank resumed with his 3 sons carriage and house painting. Over the years, Frank developed an elastic oil based paint that became very popular in this area. The 1909 deed does note the existence of a building (recorded as being built in 1866) located on the property. By 1890, Frank had built the paint shop on the future 29 Acton Road location. Frank was very civic oriented. Local papers report he was a member of the Knights of Columbus, attended town meetings, was appointed to the town jury pool and participated in forums to promote business.

During 1909, Nora L. Pratt, Frank's wife acquired the 1.25 acre lot on Acton Road. In 1916, Nora Pratt filed a plan of land in the Middlesex North Registry of Deeds subdividing the property into 3 lots. The lot noted as #3 became 29 Acton Road. The Lowell Courier Citizen on May 5, 1916, "A cellar for a house to be erected for J. H. Pratt(son) is being dug in Acton Street, on a lot short distance south of his father's residence. "

In 1922, Nora Pratt sold the house to Phillip M. Donohue. Herbert Sweetser, administrator of Phillip Donohue's estate, sold the property to Alice M. Bartlett, of Memorial Drive, Cambridge just 16 months later.

After the death of Alice Bartlett, the property was inherited by her daughter Harriett Bartlett, a social worker living in Cambridge with her mother. Harriett was an investor in land as evident by the real-estate transactions here in town. By 1927, the Pratt paint shop had been torn down and a garage was built on the property to serve the inhabitants of the house. Town Directories do not list inhabitants of 29 Acton road until 1943 when George and Pricilla Linton acquired the property. In the 1940 Federal Census, the Lintons lived on Littleton Rd. A restriction was placed on the garage at the time of the sale from Harriett Bartlett to the Linton family. It appears Harriett was not careful in observing property lines and built a garage partially over the property line. Since Harriet owned the adjacent land it was not a concern until the sale of 29 Acton Road to the Lintons on Nov. 15, 1962. A special restriction was placed on the garage giving the Linton's a right to

INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD, 29 ACTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

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use it and defined notification of issues to both parties. The Lowell Sun published numerous articles about Priscilla Linton, who was very involved in Eastern Star and her church. Pricilla passed away in 1995. George Linton being a mason was very involved in Eastern Star serving as a Worthy Patron. George was also involved with his son George H., Jr., in Demolay, Boy Scouts and the PTA. In 1978, George being unmarried sold the property to himself and his new wife Josephine. George passed away in 1993, both George and his first wife Priscilla are buried in Pine Ridge Cemetery. In 2002, Josephine placed the property in a trust in her name. The trust is now in the hands of Brenda Willette of Tewksbury and very recently, within a few weeks of the completion of this report, was sold.

BIBLIOGRAPHY and/or REFERENCES

Town of Chelmsford: GIS Map, Assessor's Records, taxes
Town Directories
Middlesex North Registry of Deeds
NewspaperArchive.com
Ancestry.com, census, vital statistics
Fred Merriam, photographer

Town of Chelmsford



Property ID 83-336-3
Address 29 ACTON RD
Owner LINTON JOSEPHINE A TRUSTEE
Co-Owner OF LINTON REALTY TRUST



Map For Reference Only
Not a Legal Document

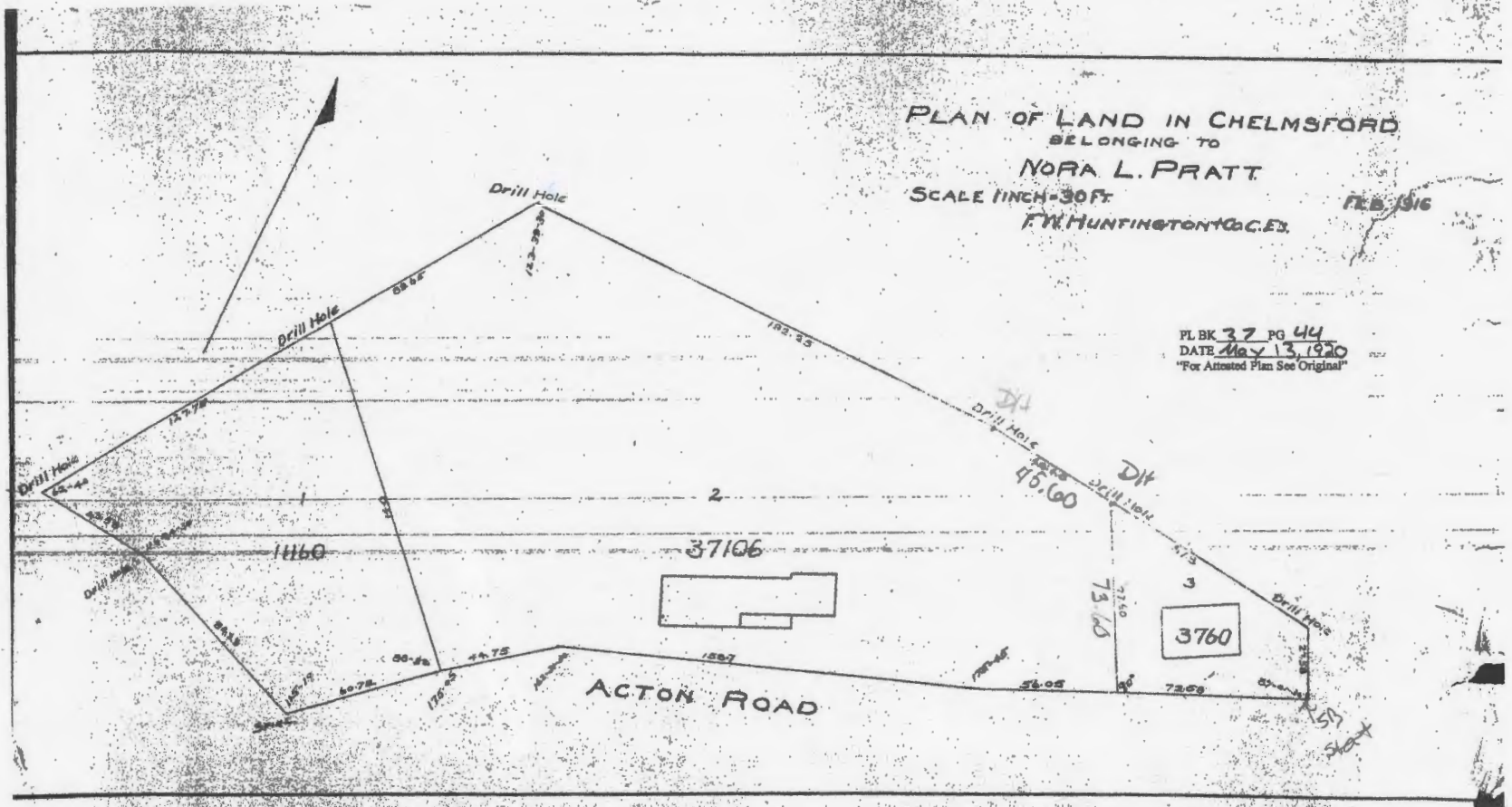
Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries uses at the time of assessment.



PLAN OF LAND IN CHELMSFORD
BELONGING TO
NORA L. PRATT
SCALE 1 INCH = 30 FT
F. W. HUNTINGTON & CO. E.S.

FEB 1916

PL BK 37 PG 44
DATE May 13, 1920
"For Amended Plan See Original"



INVENTORY FORM CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.



Harriett M. Bartlett
1897 - 1987

**Founder of the
Harriett M. Bartlett Fund in
The New York Community Trust
909 Third Avenue
New York, NY 10022**

Continuation sheet

INVENTORY FORM CONTINUATION SHEET

TOWN ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

The Lowell Sun Wednesday June 28 1950



OES CONDUCTS ANNUAL OUTING—An enjoyable annual outing was conducted yesterday afternoon and evening by members of the Zenith chapter, OES, at the home of Mr. and Mrs. W. Ernest Mountain, and above are the principals: Left to right, Mrs. Priscilla Linton, Mrs. Doris Merrill, Mr. Mountain, Mrs. Jessie Gill and Mrs. Esther Howarth.

LOWELL—A highly successful annual outing was conducted Monday afternoon and evening by members of the Zenith chapter, OES, on the grounds to the rear of the home of Mr. and Mrs. W. Ernest Mountain of 224 Pine street.

A delicious cookout for which Mr. Mountain served as chef, was the feature of the day. Later, the group enjoyed cards and other games.

Serving as honorary chairman of the committee in charge was Mrs. Jessie Gill, worthy matron, while general chairman was Mrs. Esther Howarth, associate worthy matron. Others on the committee included the hostess, Mrs. Priscilla Linton and Mrs. Doris Merrill.

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Front



MA_Chelmsford_29ActonRoad_1-10-2013_IMG_9452

Back



MA_Chelmsford_29ActonRoad_1-10-2013_IMG_9453

Left Side



MA_Chelmsford_29ActonRoad_1-10-2013_IMG_9450

Right Side

INVENTORY FORM CONTINUATION SHEET

CHELMSFORD, 29 ACTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
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View to the
1880 House
(Back)

MA_Chelmsford_29ActonRoad_1-10-2013_IMG_9454



View towards
Center
(Back)

MA_Chelmsford_29ActonRoad_1-10-2013_IMG_9456

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Map/Lot/Unit : 83/ 336/ 3/ 1 / 1
Location: 29 ACTON RD
Owner Name: LINTON JOSEPHINE A TRUSTEE
Account Number: 7576

Parcel Value

Item	Current Assessed Value	FY 2013 Assessed Value
Buildings	97,200	97,200
Xtra Bldg Features	1,400	1,400
Outbuildings	1,600	1,600
Land	123,300	123,300
Total:	223,500	223,500

Owner of Record

LINTON JOSEPHINE A TRUSTEE
 C/O BRENDA WILLETTE
 1 TAREILA CR
 TEWKSBURY, MA 01876

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
LINTON JOSEPHINE A TRUSTEE	13928/ 218	11/1/2002	1
LINTON GEORGE H	02339/0224	11/29/1978	0

Land Use

Land Use Code	Land Use Description
1010	Single Fam MDL-01

Land Line Valuation

Size	Frontage	Neighborhood	Assessed Value
4624 SF	0		123,300

Construction Detail

Building # 1		
STYLE Colonial	MODEL Residential	Grade: Average
Stories: 2 Stories	Occupancy 1	Exterior Wall 1 Clapboard
Roof Structure: Gable/Hip	Roof Cover Asph/F Gls/Cmp	Interior Wall 1 Plastered
Interior Flr 1 Hardwood	Heat Fuel Gas	Heat Type: Steam
AC Type: None	Total Bedrooms: 03	Total Bthrms: 1
Total Half Baths: 0		

Building Valuation

Living Area: 1,392 square feet	Year Built: 1920	Depreciation: 31%
Building Value: 97,200		

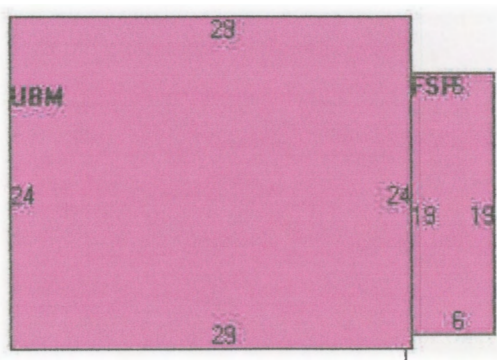
Extra Features

Code	Description	Units
FPL3	2 STORY CHIM	1 UNITS

Outbuildings

Code	Description	Units
SHD1	SHED FRAME	200 S.F.

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	696	696
FSP	Porch, Screen, Finished	114	0
FUS	Upper Story, Finished	696	696
UBM	Basement, Unfinished	696	0

29 Acton Road Deeds

DATE	BK/PG	NAMES	DESCRIPTION
Oct. 30, 2002	13928/218	Linton to Linton	Josephine A. Linton to Josephine Linton Realty Trust. Land and buildings shown on plan "Land in Chelmsford owned by Harriett Bartlett, May 8, 1962 4624 sq. ft. Pl 22/6, Doc.#226. George H. Linton died on June 26,1993
Nov. 22, 1978	2339/224	Linton to Linton	George H. Linton to George H. Linton, husband and wife. Land and buildings shown on plan "Land in Chelmsford owned by Harriett Bartlett, May 8, 1962 4624 sq. ft. Pl 22/6, Doc.#226. George H. Linton died on June 26,1993.
Nov. 15, 1962	1580/511	Bartlett to Linton	Harriett M. Bartlett, Cambridge, unmarried, to George H. and Priscilla M. Linton, husband and wife of Chelmsford. Land and buildings shown on plan "Land in Chelmsford owned by Harriett Bartlett, May 8, 1962 4624 sq. ft. Pl 22/6, Doc.#226. For title see deed from Herbert C. Sweetser, admin of the estate of Phillip M. Donahue to Alice M. Bartlett. And restriction on the garage on both Bartlett and Linton Land.
Sept. 13, 1923	688/64	Donohue by Admn to Bartlett	Herbert Sweetser Admn of Estate of Philip Donohue, late of Chelmsford to Alice M. Bartlett, Cambridge land (3760 sq.ft.) and buildings
May 17, 1922	661/150	Pratt to Donohue	Nora L. Pratt, married of Chelmsford, to Phillip M. Donohue land containing 3760 sq. ft. and bldgs. Land of Nora L Pratt, Pl 37/44. A portion of land from husband John W. Pratt.
Oct. 9, 1909	440/378	Pratt to Pratt	Frank G. Pratt, Chelmsford to Nora L. and John H. Pratt, husband and wife of Chelmsford land containing 1.25 A. No bldgs.
June 6, 1890	214/583	Streeter to Pratt	Charles O. Streeter of Lowell to Frank G. Pratt land containing 1.25 A with bldgs.

29 ACTON

DATE	PREC	PG/LINE	LAST NAME	FIRST NAME	BLDG DESC	BLDG VAL	LAND DESC	SIZE	VALUE
1890			Pratt	Frank, G.	Dwelling	\$ 700.00	house imp land	1.5A	\$700.00
					Paint Shop	\$ 200.00			
1900		69/24	Pratt	Frank G.	Dwelling	\$ 700.00	home imp land	1.5A	\$300.00
					Paint Shop	\$ 200.00			
1902		97/2	Pratt	Frank G.	Dwelling	\$ 700.00	home imp land	1.5A	\$300.00
					Paint Shop	\$ 200.00			
1921	1	2	Pratt	Arthur F. See Paul E. Pratt, Dist #1					
		4	Pratt	Frank G.	none				
		6	Pratt	Julia M.	Dwelling	\$ 2,200.00	home imp land	2.25A	\$1,500.00
					Barn and Shop	\$ 600.00			
		8	Pratt	Paul E.	see Eban Marshall, Dist #1 and set to Arthur Pratt 19040 ft. westerly half				
		9	Pratt	Nora L. & John H.	Dwelling	\$ 1,800.00	house imp land	35112' (.75A)	\$600.00
							Pratt a lot #3 (Acton Rd)	3760'	
							Fletcher Pasture	4 4/5 A	\$600.00
1921	1	2	Pratt	Arthur F. see Paul E. Pratt, Dist #1			Pratt a lot #3 (Acton Rd)	28A	\$300.00
			Pratt	Frank G.	none				
			Pratt	Julia M.	Dwelling	\$ 2,200.00	home imp land	2.25A	\$1,500.00
					Barn & Shop	\$ 600.00			
		8	Pratt	Paul E.	see Eban Marshall, Dist #1 and set to Arthur Pratt		19040' westerly half		
		9	Pratt	Nora L. & John H.	Dwelling	\$ 1,800.00	house imp land	.75A	\$600.00
							Pratt Lot #3 (Acton Rd)	3760'	
							Fletcher Pasture	4 4/5A	\$600.00
							Poe (?) n Spt	28A	\$300.00
1923	1		Bartlett	William			Acton Rd, Mansfield Land	1.5A	
1924	1	43	Bartlett	William H.	Dwelling unfinished on Boston Rd.	\$ 900.00	Mansfield Land	1.5A	\$600.00
			Pratts						
1925	1	40	Bartlett	William H.	Dwelling (UMP)	\$ 900.00	Mansfield Lot Acton rd.	1.5A	\$600.00
				In Cambridge					

29 ACTON

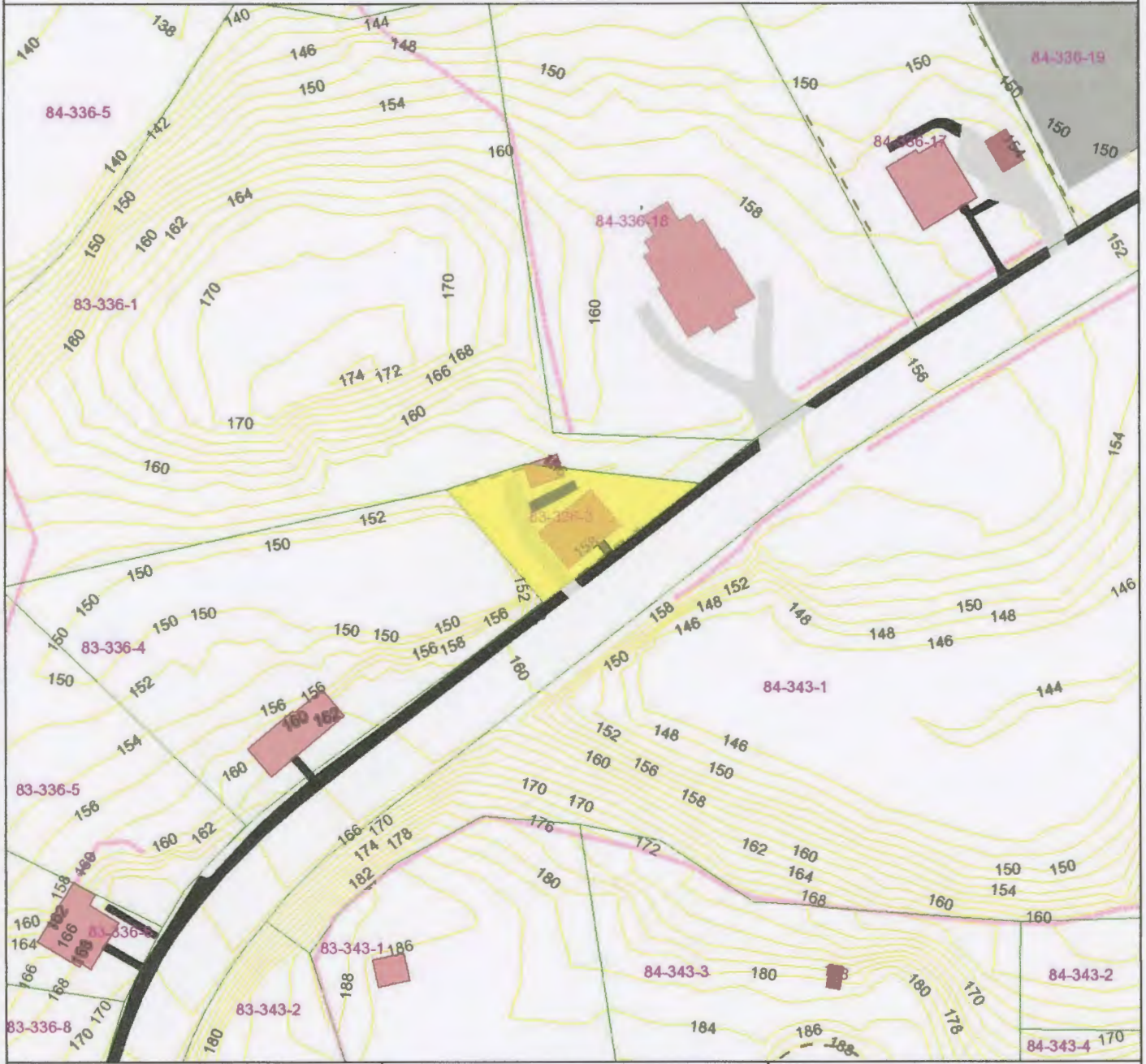
1926	Camb.	3	Bartlett	Alice M.	Dwelling (Donahue)	\$ 1,900.00	Acton Rd, Mansfield Land	3760'	\$100.00
	Camb.		Bartlett	Henry	Dwelling	\$ 200.00	Acton Rd	.5A	\$600.00
					Garage (Ark)	\$ 2,300.00	Acton Rd	13610'	\$575.00
1927	Camb	31	Bartlett	Alice M.	Dwelling	\$ 1,950.00	Acton Rd	3760'	\$100.00
		39	Bartlett	Henry	Dwelling	\$ 2,300.00	Acton Rd	.5A	\$600.00
					Garage	\$ 200.00			
					Dwelling (Arc)	\$ 2,500.00		13610'	\$575.00

City Directories

29 Acton

Date	Name	Age	Occupation
2009	Josephine A Linton		
2005	"		
2000	Josephine A Linton		
1972	George Linton		Elec. Supt.
	Priscilla Linton		
1971	George Linton	1910	Elec. Supt.
	Priscilla Linton	1912	housewife
1967	George Linton		electrician
	Priscilla Linton		housewife
1966	George Linton		electrician
	Priscilla Linton		housewife
1963	George Linton		electrician
	Priscilla Linton		housewife
1958	George Linton		electrician
	Priscilla Linton		housewife
1949	George Linton	39	electrician
	Priscilla Linton	36	housewife
1950	George Linton	40	electrician
	Priscilla Linton	37	housewife
1948	George Linton	31	maintenance man
	Priscilla Linton		housewife
1947	George Linton	31	maintenance man
	Priscilla Linton		housewife
1945	George Linton	34	maintenance man
	Priscilla Linton	33	housewife
1944	George Linton	33	maintenance man
	Priscilla Linton		housewife
1943	George Linton	32	display and adv. Man
	Priscilla Linton		housewife
1938	No Entry		
1937	No Entry		

Town of Chelmsford



Property ID 83-336-3
Address 29 ACTON RD
Owner LINTON JOSEPHINE A TRUSTEE
Co-Owner OF LINTON REALTY TRUST



Map For Reference Only
Not a Legal Document

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SPEED
LIMIT
25



