

FORM B – BUILDING

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

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

125/ 462/ 2/ /	Billerica, MA		CLM.437 CLM.438
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Town/City: Chelmsford

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

Photograph



View looking southwest.

Address: 43 Proctor Road

Historic Name: Lt. Daniel Proctor House

Uses: Present: Single-family dwelling

Original: Single-family dwelling

Date of Construction: ca. 1800

Source: Waters

Style/Form: No style

Architect/Builder: Not known

Exterior Material:

Foundation: Stone, cut

Wall/Trim: Brick, Wood clapboard / Wood trim

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Barn/Garage

Major Alterations (*with dates*): Replacement windows (Late 20th or early 21st C).

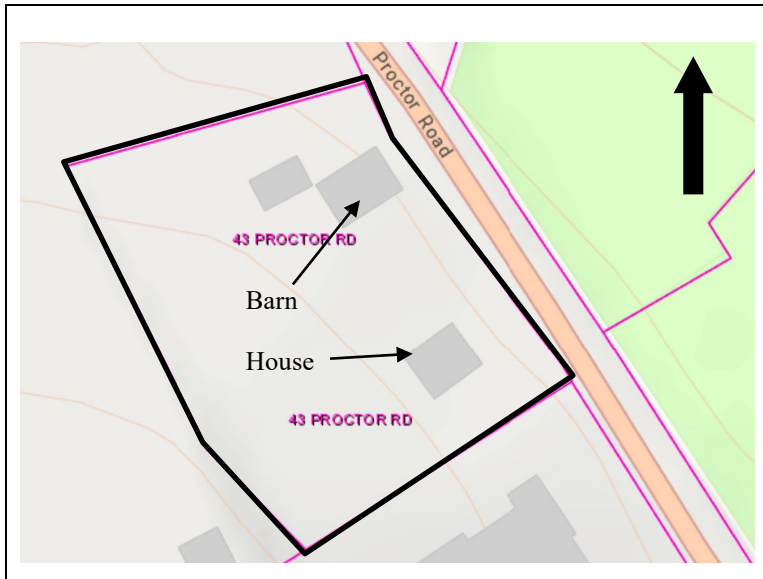
Condition: Good

Moved: no yes **Date:**

Acreage: 0.92

Setting: The house is located on a narrow, winding road in a wooded area. Nearby houses date from the 18th-20th centuries and are located on wooded lots. A nature preserve located across the street to the south is former pastureland associated with this house and farm.

Locus Map



Recorded by: Stacy Spies, Historic Preservation Consultant

For: Chelmsford Historical Commission

Date: March 2022

INVENTORY FORM B CONTINUATION SHEET

CHELMSFORD

43 PROCTOR RD

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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:

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

The house is oriented to the northeast and parallel to Proctor Road. The wooded lot slopes down to the northeast toward the reforested pastureland across the street. An asphalt-paved drive, located between the house and the barn to its north, leads from the road toward the rear of the lot.

The two-story brick building is two bays wide and two bays deep; a single window is located in each gable peak. The building rests on a cut stone slab foundation. The side-gabled roof has a shallow overhang on the façade (northeast elevation) and no overhang on the side elevations. A molded cornice wraps around the façade to gable-end returns. At the attic level, the building is covered with wood clapboards. An interior brick chimney rises from the south end of the roof ridge.

The façade contains an off-center entrance at its north end. A two-story bay window located at the south end of the façade contains three windows at each floor, separated by wide wood muntins. A molded cornice caps the bay. A single window is located at the north end of the façade's second floor. Two cut stone steps lead to the paneled wood door, which contains a pair of tall, slender lights in its top half. A painted stone lintel caps the doorway. Windows throughout the house are recent replacement sash with interior *faux* grilles. A screened porch is attached to the west corner of the house.

A two-story frame barn (CLM.438) (mid-19th C) is located at the north corner of the property. The banked barn rests on a fieldstone foundation, which is exposed at the north and east elevations. A doorway is centered in the northeast basement elevation. The asphalt-shingled gable roof is oriented northeast-southwest and has overhanging eaves. The southeast (main) elevation is covered with novelty siding and contains two 6-light, wood-frame windows in the west and two small, square windows in the east end. A top-hung, sliding vertical-board door is centered on the southeast elevation. The northeast (gable end) elevation is covered with wood clapboards and contains two 6-light, wood-frame windows at the first floor and a sash window in the gable peak. The northwest elevation, also covered with clapboard, contains three bays of 6-light, wood frame windows. (A fourth bay may be located under plywood repairs). The barn is in poor structural condition.

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 house at 43 Proctor Road is reported to have been constructed circa 1800 for one of the seven sons of Robert Proctor, who owned much of the land in this area during the late 18th century.¹ Given the size of the landholdings, it is unclear which of the sons might have owned this particular house.

However, deeds do indicate that, by the end of the 18th century, the 43 Proctor Road parcel was owned by Lieutenant Daniel Proctor (1744-1803).² The 43 Proctor Road house and lot appears to have been part of several transactions that involved seven large parcels; of these parcels, several were half-shares or 2/3 shares of the lots and the buildings and dwelling houses thereon. After Daniel Proctor's death, seven large parcels were inherited by his grandchildren, the children of his son, Eldad Proctor (1769-1811).³ In 1809, 1814, and 1815, the seven large parcels were sold to Thomas Coburn.⁴

¹ Waters: 394.

² <https://www.findagrave.com/memorial/18169171/daniel-proctor>. March 4, 2022.

³ <https://www.findagrave.com/memorial/18169173/eldad-proctor>. March 4, 2022.

⁴ Middlesex South Registry of Deeds Book 180, p. 377, Book 214, p. 418, and Book 214, p. 421.

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In 1824, Daniel and Willard Proctor purchased the house at 43 Proctor Road and more than 40 acres of land from Thomas Coburn.⁵ Daniel Proctor (1794-1864)⁶ married Betsey Parker (1798-1852)⁷ in 1820. The couple had at least five children, including Thomas Parker Proctor, who went on to attend Harvard and became an attorney. At the time of the 1850 census, farmer Daniel and Betsy Proctor lived here with their children and his mother, Rachel Proctor. In 1866, Thomas Proctor sold the property out of the family.⁸

From 1875 to 1879, Arthur Scoboria (1824-1908)⁹ and his wife, Eunice (1842-1908), owned the property.¹⁰ Arthur worked as a carpenter, according to census records. Based on the time period in which bay windows of this style were popular, and Arthur Scoboria's trade as a carpenter, it seems likely that it was Arthur Scoboria who added the two-story bay windows to the façade.

In 1879, Artemas and Sarah Parker purchased the house and 45 acres of land from Peter Scoboria.¹¹ At the time of the 1880 census, farmer Artemas Parker (1815-1900) and his wife, Sarah (1821-1892),¹² lived here with their son, John, their daughter Sarah Parker Hunkings, and their son-in-law, Arthur Hunkings, a civil engineer.¹³ The family owned the property until 1921.¹⁴

Raymond and Evelyn Kroll owned the property from 1946 to 1998.¹⁵ The Krolls donated land for the Chelmsford Land Conservation Trust's Kroll, Calder, Larter Pasture property across the street, which was historically part of the Proctor farm.

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⁵ Middlesex South Registry of Deeds Book 253, p. 231.

⁶ <https://www.findagrave.com/memorial/18169169/daniel-proctor>. Dec. 8, 2021.

⁷ <https://www.findagrave.com/memorial/18169166/betsey-proctor>. Dec. 8, 2021.

⁸ Middlesex North Registry of Deeds Book 48, p. 257.

⁹ <https://www.findagrave.com/memorial/18164251/arthur-scoboria>. Accessed Dec. 8, 2021.

¹⁰ Middlesex North Registry of Deeds Book 111, p. 131.

¹¹ Middlesex North Registry of Deeds Book 133, p. 212.

¹² <https://www.findagrave.com/memorial/98017678/sarah-a-parker>. Accessed Dec. 8, 2021.

¹³ 1880 United States Census.

¹⁴ Middlesex North Registry of Deeds Book 645, p. 450.

¹⁵ Middlesex North Registry of Deeds Book 1050, p. 96 and Book 9774, p. 224.

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SUPPLEMENTARY IMAGES



View looking south.



Barn. View looking northwest at southeast and northeast elevations.

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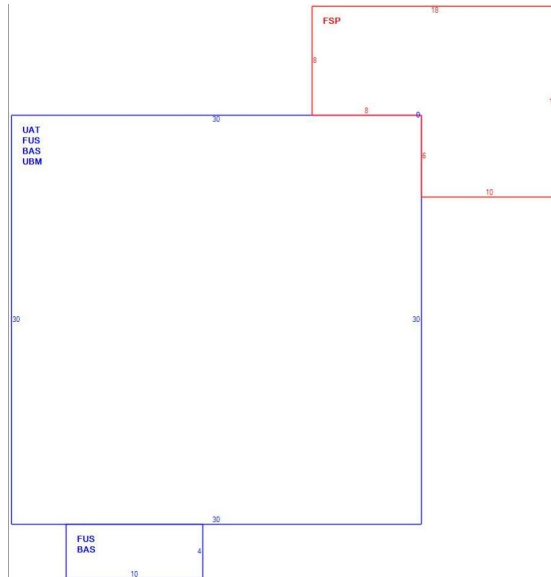
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Barn. View looking west at northeast elevation.



Assessor's Sketch