

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Proctor, John House

other names/site number _____

2. Location

street & number 218 Concord Road N/A not for publication

city or town Westford N/A vicinity

state Massachusetts code MA county Middlesex code 017 zip code 01886

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Judith B. McDonough 12/30/92
Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National
Register.
☐ other, (explain:) _____

Signature of the Keeper

Entered in the
National Register

Date of Action

2/4/93

John Proctor House
Name of Property

Middlesex County, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
1		sites
		structures
		objects
2	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: multiple dwelling

AGRICULTURAL/SUBSISTANCE: agricultural
outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling; secondary

structure

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL: Post Medieval English; New
England Colonial

Materials

(Enter categories from instructions)

foundation STONE: granite

walls WOOD: weatherboard

roof WOOD: Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

1720-1930

Significant Dates

1827

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

John Proctor

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Massachusetts Historical Commission
Society for the Preservation of New England
Antiquities

John Proctor House

Name of Property

Middlesex County, MA

County and State

10. Geographical Data

Acreage of Property 1.16 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9
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3	0	0	5	8	0
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4	7	1	3	7	2	0
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Zone Easting Northing

3

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Zone Easting Northing

4

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☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Brian Pfeiffer, Carol Sampson Ritt and Lynn McPherson of SPNEA
with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date December 1992

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state MA zip code 02116

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Richard & Alan Emmet

street & number 224 Concord Street telephone (508) 692-8329

city or town Westford state MA zip code 01886

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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7. DESCRIPTION

The John Proctor House, Westford, Massachusetts, is a well-preserved, late First Period house of timber-frame construction (ca. 1720-1740) that has been enlarged by a two-story addition at the west elevation (ca. 1840-1870) and a one-story rear wing (ca. 1870-1910). Originally built as a center-chimney dwelling, the John Proctor House was modified in the early nineteenth century by the removal of the original western bay and now stands as a half-house.

Surrounded by fields and woods, the John Proctor House stands on its original site facing south across Concord Road, a main transportation route established prior to or during the early seventeenth century. Immediately adjacent to the house are a modern garage and a cellar hole, elements of which may date from a nineteenth century barn (although concrete facing suggests twentieth-century rebuilding). The surrounding vicinity is rural and consists of scattered former farmsteads, over 100 acres of conservation land, and some recently built homes which are not visible from the nominated property.

The John Proctor House rests upon a low fieldstone foundation. The exterior elevations are covered with wooden clapboards and are trimmed with simple flat-board friezes and corner boards. Similarly, the front entry and the window surrounds feature flat-board casing. Due to the removal of the original western bay in the early nineteenth century, the main entry is positioned asymmetrically towards the west and stands above the facade's original wide-board water table and a granite step block.

The sparse fenestration of the John Proctor House facade is typical of First Period design. It consists of one 6/6 double-hung sash window east of the entry at the first story, one 6/6 double-hung sash window at the east bay of the second story, and one smaller 4/4 double-hung sash window positioned over the first story entry. The top rails of both second story facade windows intersect the frieze, which may be due to the presence of earlier casement windows openings which were enlarged during the nineteenth-century installation of the larger double-hung sash windows.

The main house possesses a side-gabled roof, and its slight eave is decorated with a boxed cornice and gable returns. A narrow brick chimney stands at the west elevation (north of the windows), and a second chimney pierces the front-gabled roof of the north elevation addition.

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The John Proctor House consists of two bays, one is framed into a former chimney bay (west, approximately 9' wide) and the other is a room bay (east, approximately 18'6" square). Framing members consist of flared oak posts, large girts, and boxed plates. The floors of the main house are supported by a transverse summer beam (13" x 12'6") at the first story and a square longitudinal boxed summer beam (15'6") at the second story.

The attic is framed into three bays by principal rafters that rise to a small ridge-pole which has been replaced at the western bay (original chimney location); purlins are irregularly spaced and bear evidence of alteration with salvage materials. About 1900, a one-and-a-half story balloon-frame rear ell was added; interestingly, the ell is butted against the north elevation without altering or being tied into the house's original frame.

Most of the present interior woodwork and plaster of the John Proctor House appear to date from the second quarter of the nineteenth century. The wall thickness at the facade (10") and rear wall (11 1/2") suggest that current finishes have been applied over earlier finishes. The 6" thickness of the west side wall reflects its alteration in the early nineteenth century; the east side wall is only 6" thick at the first story, as a result of the replacement of its sill and studs in the first half of the twentieth century.¹

Richard and Alan Emmet, who have owned the house since 1970, have undertaken some basic repairs and maintenance; the John Proctor House and surrounding acreage, however, survive remarkably intact. The nominated property includes 1.16 acres of land surrounding the John Proctor House, with 247.68 feet of frontage on Concord Road and a northern lot line of 217.92 feet. The Emmets have donated the remaining acreage of the John Proctor House premises to the Massachusetts Audubon Society as part of a larger tract which is a designated wildlife sanctuary.

Historic Physical Appearance:

The main house (ca. 1720-1740) was built by John Proctor II (1694-1783) of Westford, Massachusetts. Although originally constructed as a center-chimney, timber-frame house, early deeds from John Proctor II to his sons, Phineas Proctor and John Proctor III, refer to divided use and ownership among family members of the eastern and western sections.²

In 1791 a Proctor descendant, James, sold a large tract of the Proctor Farm and the eastern half of the John Proctor House to a non-family member, while Sarah Wright Proctor (the widow of John Proctor II) continued to live in the western section of the house until her death in 1827.³ The John Proctor House was physically reduced to a half-house in 1827

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when the western section was sold to Henry Fletcher, a neighbor.⁴ Two flared posts used as plates in an 1827 addition to Henry Fletcher's barn offer evidence that framing elements of the Proctor House may have been re-used in this locations.⁵

Deed references indicate that Henry Fletcher probably dismantled a large center chimney along with the western bay of the John Proctor House in 1827, requiring the owner of the remaining eastern section to undertake major changes in order to live in the divided structure.⁶ At this time, a smaller chimney (now capped below the roof line) was constructed at the west elevation and set 4' into the former hall and hall chamber area in a position slightly east of the original chimney.

A small room was created in the former center-chimney bay, and it is likely that the west elevation addition was constructed ca. 1840-1870 to create usable rooms at the first and second stories of the house's west end. Other changes made at that time probably include the enlargement of existing window openings to their present dimensions and the cutting of new windows on the house's east end. The present dimensions and the cutting of new windows on the house's east end. The present exterior boxed cornice was likely added between 1830 and 1850.⁷

In 1874 Lizzie Martin of Boston purchased the John Proctor House and 12 acres of land for \$1,100.⁸ In 1881 Mrs. Martin and her husband Frederick purchased a 30 acre parcel abutting the house to the east and north. (This property adjoined the west boundary of the Henry Fletcher homestead.)⁹ In 1885 Mrs. Martin was taxed on a house, shed, barn, and 42 acres; by 1895 a hen-house existed on the premises as did 1 horse, 4 cows and 20 fowl.

The John Proctor House's balloon-frame rear addition was built ca. 1900, and it appears that John Martin, son of Lizzie and Frederick Martin, and his family lived on the premises around this time because his wife Clara was listed as the owner of record on a 1915 tax assessment. It is believed that the Proctor Barn collapsed or was torn down prior to 1951, and a low metal-roofed shed (now removed) was built over the barn's fieldstone foundations.¹⁰

After Mrs. Clara Martin died in 1959, her two unmarried sons, John and Clarence Martin, lived on the premises until 1970 when they sold the John Proctor House and 42 acres to Richard and Alan Emmet. The Emmets, who have lived in the neighboring Henry Fletcher House since 1951, continue to own the John Proctor House and rent it to residential tenants.

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Although the Westford Historical Commission has not completed its survey of local architecture, visual inspection of existing building styles, craftsmanship and materials reveals that the majority of the historic structures in Westford date from the nineteenth and early twentieth centuries. This conclusion is confirmed by the "Survey of Historical Assets of Regional Significance in the Northern Middlesex Area" prepared by the Northern Middlesex Area Commission and submitted to the Massachusetts Historical Commission in August, 1977, which attributes a small number of Westford's present buildings to the seventeenth and early eighteenth centuries. The existing early structures, all being 2 1/2 stories, of timber frame construction and of center chimney design, include a house construction and of center chimney design, include a house on Francis Hill Road (ca. 1664); the Captain Fletcher House on Lowell Road (early 1700s); the Old Fletcher Tavern (ca. 1713); and a circa 1720 dwelling on Chamberlain Road.

Typical of the building practices of Westford's first English settlers, the Proctor House was originally built as a five bay, 2 1/2 story, center chimney house and is framed with heavy timbers connected with mortise and tenon joinery. The 10" thickness of the facade wall and the 11 1/2" thickness of the north wall suggest the presence of early finishes underneath nineteenth century woodwork and plaster. Although the Proctor House also serves as a unique example of a full-width center chimney dwelling which was reduced to a half-house in the early nineteenth century, its side-gabled roof, sparse fenestration, clapboard siding, and low fieldstone foundation remain characteristic of late First Period design in the area.

Archaeological Description

While no prehistoric sites are currently recorded on the property or in the general area (within one mile) it is possible that sites are present. The physical characteristics of the property including its location on a well drained level to moderately sloping south facing terrace in close proximity to a small pond and tributary stream of Nonset Brook indicate favorable locational criteria for native settlement and subsistence activities. The area is also part of the Assabet River drainage, a demonstrated locus of Native American subsistence and settlement activity. The above factors combined with minimal historic development indicate a moderate to high potential for locating significant prehistoric survivals.

There is also a high potential for significant historic archaeological remains on the property. Structural remains may survive from the original 18th century western bay of the house removed in the early 19th century possibly for use as the barn at the nearby Fletcher House. Structural remains may also survive for a shed, barn and hen house also known to have been present on the property. The barn collapsed or was torn down prior to 1951.

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Occupational related features (trash pits, privies, wells) also likely survive on the property dating to the original ca. 1720-1740 house construction.

(end)

8. STATEMENT OF SIGNIFICANCE

The John Proctor House, initially constructed between 1720 and 1740, is important for its surviving elements of First Period architecture in addition to the well-preserved, mid-nineteenth-century interior finishes and exterior elements, resulting from modifications made between 1827 and ca. 1850. The house also possesses historical associating with the family of Robert Proctor, one of the first settlers of Westford. The John Proctor House retains a high degree of integrity of setting, location, feeling, design, materials, and association which are further enhanced by an architecturally significant dwelling retaining original materials and workmanship exemplifying traditional construction during Westford's earliest period of settlement and reflecting nineteenth-century building practices in Westford. The John Proctor House thus fulfills National Register Criteria A and C on the local level.

Originally the hunting ground of the Pawtucket, Wamesit, and Nashoba Indians and formerly the "West Precinct" of the Town of Chelmsford, Massachusetts, the Town of Westford is located 24 miles northwest of Boston and 7 miles southwest of Lowell in the northern section of Middlesex County.¹¹ Westford's boundaries encompass 31 square miles, comprised mainly of rolling upland terrain with numerous brooks, ponds and bogs. English colonial settlement began in the mid-seventeenth century. The first settlers came mainly from the nearby towns of Concord, Woburn, and Wenham to obtain land, clear trees, build homes, and begin farming.¹² The Nashua Valley corridor supported an agricultural economy and the water power of Stony Brook gave rise to local mill sites. Settlement was interrupted in 1675 by King Philip's War.¹³ Re-settlement proceeded slowly, and Westford remained part of Chelmsford, Massachusetts, until 1729 when acting Governor William Dummer signed an Act of Incorporation for the Town of Westford.¹⁴ Shortly thereafter, the boundaries of Westford were enlarged by the annexation of the Prescott, Kent, and Townsend family estates which were previously part of the Town of Groton.¹⁵

Between 1720 and 1800 Westford continued to exist as a farming community of scattered farmsteads situated on pre-established transportation routes. During this time, a town

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center also began to grow around the town common, the first Meetinghouse, and town cemetery. In the early nineteenth century, the water power of Stony Brook lead to development of several small-scale industrial centers (Nabnasset, Graniteville, and Forge Village), and granite quarrying began in the northeast section of Westford in 1820.¹⁶ In 1855 the Abbot Worsted Mills, located in the Forge Village area of Westford, began the manufacture of worsted yarns and attracted immigrants to Westford from England, Scotland, Canada, Ireland, Russia, Poland, and Italy.¹⁷

With increasing competition from large upstate New York and Mid-west farms, New England's overall agricultural productivity began to decline in the early nineteenth century.¹⁸ Westford's long-established agricultural economy improved, however, during the Civil War era, and agriculture remained one of the primary occupations of Westford residents until after World War II. Dairy farming was predominant; although fruits such as apples, peaches, and strawberries were also sold profitably at Boston markets.¹⁹

Due to the eventual decline of Westford's agricultural economy in the 1950s and 1960s, many local farmers sold land to developers who were building new homes to accommodate Boston's suburban expansion.²⁰ Although Westford's town center, mill villages, and some agricultural landscapes presently remain intact, increased access to the Boston highway system (via the extension of Interstate 495) and industrial expansion of surrounding communities have brought extensive suburban development to Westford during the past 20 years with consequent loss of former farmsteads and agricultural lands.

The nominated property, a two-story, timber-frame house, was built ca. 1720-1740 by John Proctor II (1694-1783), husbandman. John Proctor II was the grandson of Robert Proctor, a petitioner to the General Court in 1653 for the settlement of Chelmsford Plantation. When Robert Proctor moved from Concord, Massachusetts, to the "West End" of Chelmsford with his wife Jane Hildreth Proctor and their four children between 1650-1656, the Proctors became one of the first families to settle the area and to begin farming. Robert and Jane Proctor had seven additional children's births indicate that they remained in Chelmsford at least until the early 1680s.

In 1692 and 1693, Robert Proctor conveyed much of his property to his son John Proctor I, including among other parcels his "home Lott with a Dwelling house, Barn and other out houses Lands, Meadows & orchards" and a "parcel of Land called ye New Lott...bounded Southerly by the Highway..." Robert Proctor's movable property was also included in the transfer "Excepting Such Cattle and household goods... reserved in another Instrument" and the right to cut wood on the east side of "the Ry Lott."²¹ As all other parcels are described

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as meadows and woodlots, it is possible that the "New Lott" was already the home of John Proctor I and his wife, Miriam Proctor, at the time of transfer.

That the "New Lott" of Robert Proctor may have been the property at 218 Concord Road is possible but conjectural due to the imprecision of property descriptions and the lack of subsequent deeds until 1760 when John Proctor II sold several parcels to his son, Phineas Proctor. Included in the 1760 sale was a parcel of land that corresponds to 218 Concord Road together with one-half of the "Dwelling House & Barn" standing thereon.²² As John Proctor II was married prior to 1719 and was living in Westford at the time of its incorporation in 1729, it is probably, but not documented, that the present main house was standing by the 1720s.

Subsequently, in 1761 John Proctor II sold additional parcels to his son John Proctor III, yeoman (1733-1785). This sale included one-half of the house and barn of John Proctor II but apparently not the land on which they stood, as it had already been sold to Phineas Proctor.²³ From 1761 to 1827 the western half of the house was occupied by the family of John Proctor III and the surrounding acreage was farmed. In the initial settlement of Proctor's estate, the western half of the house and nearby land were granted to his widow, Sarah Wright Proctor; an inventory of the estate includes two sets of fire shovels and tongs with sufficient furniture to indicate that Proctor occupied at least two rooms and perhaps more. The inventory also lists the farm implements, livestock, and cooper's tools that belonged to John Proctor III.²⁴

In 1782 the eastern half of the house and the land on which it stands were sold by Phineas Proctor, husbandman, to his son, James Proctor, yeoman. This conveyance also included 76 acres of land used for "orcharding, mowing, plowing and woodland."²⁵ In 1798 James Proctor sold the eastern half of the house and an 80 acre farm to Abel White of Westford for \$850, subject to a \$400 Bank Mortgage.²⁶ Between 1802-1819, ownership of the eastern half of the house with a 12 acre tract of land changed hands several times before being acquired by in 1819 by Samuel Farwell, a cooper from Littleton.²⁷

Sarah Wright Proctor, the widow of John Proctor III, continued to live in the western section of the house until her death in 1827. Following the death of Sarah Proctor, the land that Phineas Proctor had purchased from his father was sold in 1827 to Henry Fletcher, the owner of neighboring property. Henry Fletcher also purchased the "West part of the House as far as the Senter of the chimney with the Sellar under the same--with ten feet wide in the southwest corner of the Barn Beginning at the floorway through to the West End with a privilege in the Thrashing floor."²⁸

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Insofar as the description of Fletcher's purchase indicates that the John Proctor House was a full, center-chimney structure, rather than the present half-house, it suggests that Fletcher dismantled the chimney and western bay of the John Proctor House, requiring the owner of the eastern half to make major changes to the remaining structure. The use of two flared posts as plates in a 1827 addition to Henry Fletcher's barn offer evidence that framing elements of the Proctor House may have been re-used in this location.²⁹

As noted, beginning in 1819 Samuel Farwell owned the eastern section of the John Proctor House and its 12 acre parcel. Farwell had married Mary Parker in 1813 (Mary Parker Farwell was a member of the established Westford family for which "Parkerville," now "Parker Village" was named) and, as discussed under Section 7, it appears that the Farwells modified both the exterior and interior of the house during the second quarter of the nineteenth century (1830-1850) in order to render the half-house more comfortable and attractive.

Even though Samuel was a cooper by trade, the Farwell family continued the tradition of farming; Mary Parker Farwell purchased an additional, non-abutting 30 acre parcel to the west of their home for this purpose in 1850.³⁰ Samuel Farwell died in 1859, survived by his wife Mary and five grown children. The inventory of Farwell's estate listed a house, barn, and land with personal property that included household furniture, dairy tools, two lots of casks, farming tools, three cows, one wheelbarrow, one lot of hay, and \$100 in cash.³¹

Beginning in 1866, the John Proctor House and 12 surrounding acres were sold three times before being purchased in 1874 by Lizzie Martin of Boston, Massachusetts.³² During this time, the John Proctor House continued to be a family farmstead, and Mr. and Mrs. Martin expanded their holdings in 1881 by purchasing a 30 acre parcel which abutted their house to the east and north and adjoined the west boundary of the neighboring Henry Fletcher House premises.³³ Additionally, chicken and egg production became commercially important in Westford during the end of the nineteenth century, and by 1895 the Martins had constructed a hen-house to for their 20 fowl.³⁴

In 1915 Mrs. Clara Martin, the daughter-in-law of Lizzie and Frederick Martin, was the property's owner of record on the local tax rolls. Successful farming continued into the early twentieth century, and the Martin family held 42 acres of land, the John Proctor House and Barn, a henhouse, a horse and cow, plus 30 fowl. The advent of the 1930s brought economic depression and a decline in farming in Westford. Active farming probably ceased on the property by the late 1940s, and it is believed that the Proctor Barn collapsed or was torn down prior to 1951. Clara Martin died in 1959, and her two

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unmarried sons, John and Clarence Martin, used the premises for residential purposes. In 1970 the Martins sold the John Proctor House and 42 acres to its current owners, Richard and Alan Emmet, who currently rent the house to residential tenants.

The Emmets donated a perpetual preservation restriction to the Society for the Preservation of New England Antiquities in 1990 in order to ensure that the historical and architectural integrity of the John Proctor House will continue to be preserved for generations to come. The restriction protects both interior and exterior features of the house, such as the foundation, all elevations, roof profiles, structural members, interior space configuration, floors, plaster walls and ceilings, woodwork and fireplaces.³⁵

The John Proctor House is significant as a rare survivor from the early colonial period of Westford, Massachusetts, and for its associations with Robert Proctor, who was one of Westford's first settlers. Due to its well-preserved condition, the house contributes to the understanding of late First Period design and construction practices in Middlesex County and stands as an uncommon example of an eighteenth-century, center-chimney dwelling that was reduced to a half-house more than 100 years later. Built on an early transportation route, the John Proctor House and its intact setting also exemplify the agrarian life-style of many Westford residents between the eighteenth and early twentieth centuries.

Archaeological Significance

Since patterns of prehistoric occupation in Westford are poorly understood, any surviving sites would be significant. Although numerous prehistoric sites have been documented for the Assabet River drainage, most of these sites are from downstream or lower portions of the drainage. Upstream or more interior portions of the Assabet Drainage are also poorly documented. Prehistoric sites in this area can help better understand prehistoric settlement and subsistence in this area of the Assabet River drainage and help document their relationships with sites along lower reaches of the river and within the Merrimack River system. Prehistoric sites in this area of the Assabet drainage may also share characteristics with sites in similar location in other regionally important drainages including the Sudbury and Concord Rivers, also tributaries of the Merrimack River.

Historic archaeological remains described above have the potential to help complete documentation for a house in Westford with surviving First Period architecture which has had its western bay removed. Controlled testing and excavation can determine the location of structural remains from the removed western bay of the house and help clarify for certain whether or not the cellar like adjacent to the house and modern garage was the barn.

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Similar testing can also document the nature and extent of changes made to the cellar hole structure as indicated by the cement facing of the foundation. Structural remains may also survive from additional outbuildings including a shed and hen house which could help better understand agricultural operations on the farm. Detailed analysis of likely but presently unknown occupational related features (trash pits, privies, wells) can provide data on the social, cultural and economic characteristics of Robert Proctor, one of the first settlers in Westford, his family and the origins of the family farm in the area. The importance of certain agricultural practices or actual limits of subsistence farming can also be analyzed from these sources.

(end)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Cummings, Abbott Lowell. The Framed Houses of the Massachusetts Bay, 1625-1725. Cambridge: Harvard University Press, 1979.

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Hodgman, Edwin R. History of the Town of Westford 1659-1883. Lowell: Morning Mail, Printers, 1883.

Hubka, Thomas. Big House, Little House, Back House, Barn. Hanover: University Press of New England, 1984.

Hurd, D. Hamilton. comp. History of Middlesex County. Vol. II. Philadelphia: S.W. Lewis & Co., 1890.

Waters, Wilston R. History of Chelmsford, Massachusetts. Lowell: Courier-Citizen Co., 1917.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990.

Middlesex County, Massachusetts, Registry of Deeds.

(continued)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**John Proctor House
Westford (Middlesex County)
Massachusetts**

Section number 9 Page 2

Middlesex County, Massachusetts, Registry of Probate.

Town of Westford, Massachusetts, Tax Records.

Vital Statistics to 1850 for Concord, Westford & Chelmsford.

(end)

Footnotes

1. Brian Pfeiffer, "SPNEA Stewardship Program, Preliminary Property Evaluation Report, Emmet Property, Westford, Massachusetts," January 1989, photocopy on file with the Stewardship Department of the Society for the Preservation of New England Antiquities, Boston, MA.
2. Middlesex County North Registry of Deeds, Book 70, Page 444, and Book 107, Page 18.
3. Middlesex County North Registry of Deeds, Book 231, Page 62.
4. Middlesex County Probate, Docket #18193.
5. Pfeiffer, "Evaluation Report."
6. Middlesex County Probate, Docket #18193.
7. Pfeiffer, "Evaluation Report."
8. Middlesex County North Registry of Deed, Book 133, Page 310.
9. Middlesex County North Registry of Deeds, Book 144, Page 393.
10. Alan Emmet, "History of the House at 218 Concord Road - 'Martin House,'" undated photocopy on file with the Stewardship Department of the Society for the Preservation of New England Antiquities, Boston, MA.
11. Westford 250th Anniversary Committee, "Westford...250 Years," 1979, photocopy on file with the Westford Public Library.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

John Proctor House
Westford (Middlesex County)
Massachusetts

Section number 9 Page 3

12. Ibid.
13. Massachusetts Historical Commission, "MHC Reconnaissance Survey Report for Westford, Massachusetts," April 1980, photocopy on file with the Massachusetts Historical Commission, Boston, MA.
14. Edwin Hodgman, History of the Town of Westford in the County of Middlesex, Massachusetts 1659-1883 (Lowell: Morning Mail Company, Printers, 1883), 21-22.
15. Samuel Drake, History of Middlesex County, Massachusetts (Boston: Estes and Lauriat Publishers, 1880), 475.
16. Massachusetts Historical Commission, "Reconnaissance Survey Report."
17. Westford 250th Anniversary Committee, "Westford...250 Years."
18. Thomas Hubka, Big House, Little House, Back House, Barn (Hanover: University Press of New England, 1984), 55.
19. Westford 250th Anniversary Committee, "Westford...250 Years."
20. Ibid.
21. Middlesex County North Registry of Deeds, Book 10, Page 444.
22. Middlesex County North Registry of Deeds, Book 107, Page 18
23. Middlesex County North Registry of Deeds, Book 70, Page 364.
24. Middlesex County Probate, Docket #18193.
25. Middlesex County North Registry of Deeds, Book 107, Page 210.
26. Middlesex County North Registry of Deeds, Book 133, Page 218.
27. Middlesex County North Registry of Deeds, Book 231, Page 62.
28. Middlesex County Probate, Docket #18193.

(continued)

Section number 9, 10 Page 4, 1

- (end)

(continued)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

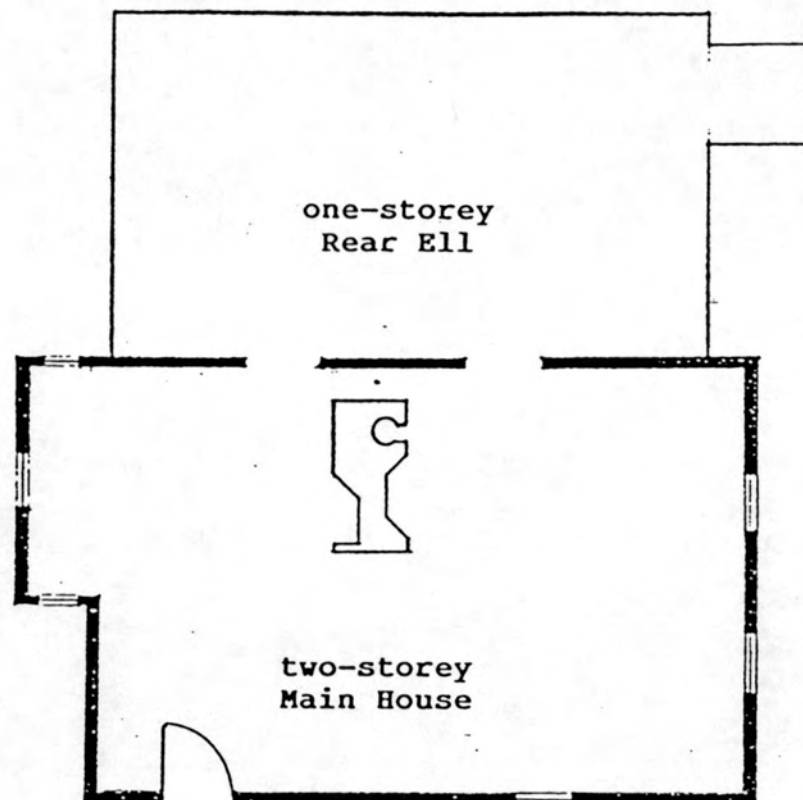
**John Proctor House
Westford (Middlesex County)
Massachusetts**

Section number 10 Page 2

Boundary Justification

The boundaries of the nominated property include the immediate environs of the John Proctor House contributing to the historic integrity of the premises. The boundaries also reflect the creation of a 1.16 acre parcel surrounding the John Proctor House by its current owners, who have established preservation restrictions on this lot and have donated the remaining acreage to the Massachusetts Audubon Society.

(end)



Not to scale

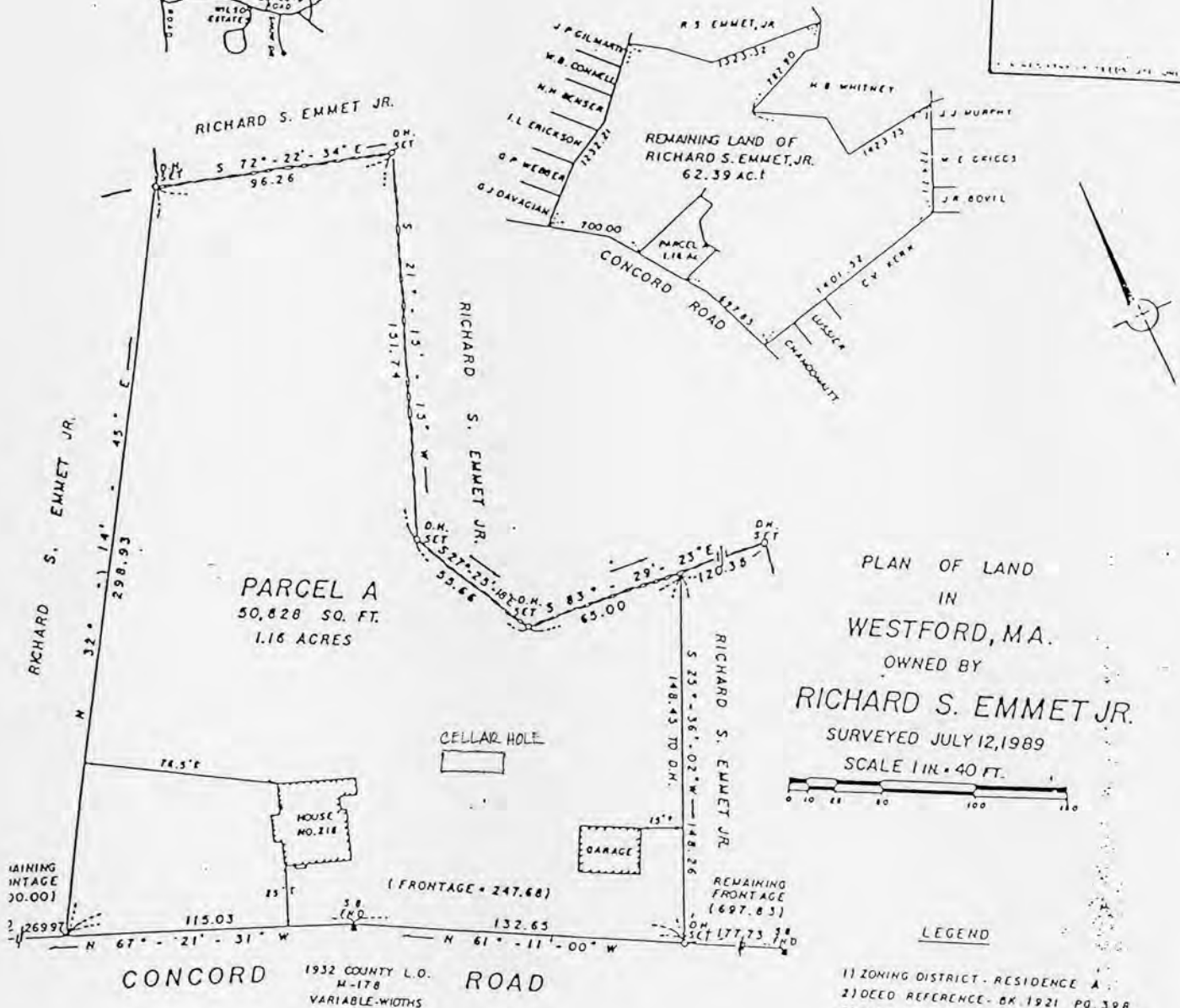
John Proctor House
218 Concord Road
Westford, MA

SITE PLAN:

JOHN PROCTOR HOUSE, 218 CONCORD RD., WESTFORD, MA.



John Proctor House
218 Concord Road
Westford (Middlesex County)
Massachusetts



WESTFORD PLANNING BOARD

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL
LAW NOT REQUIRED.

Richard S. Emmet Jr.
Thomas P. Murphy
James J. Murphy

DATE 8/18/89

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
CONFORMANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERED OF DEEDS

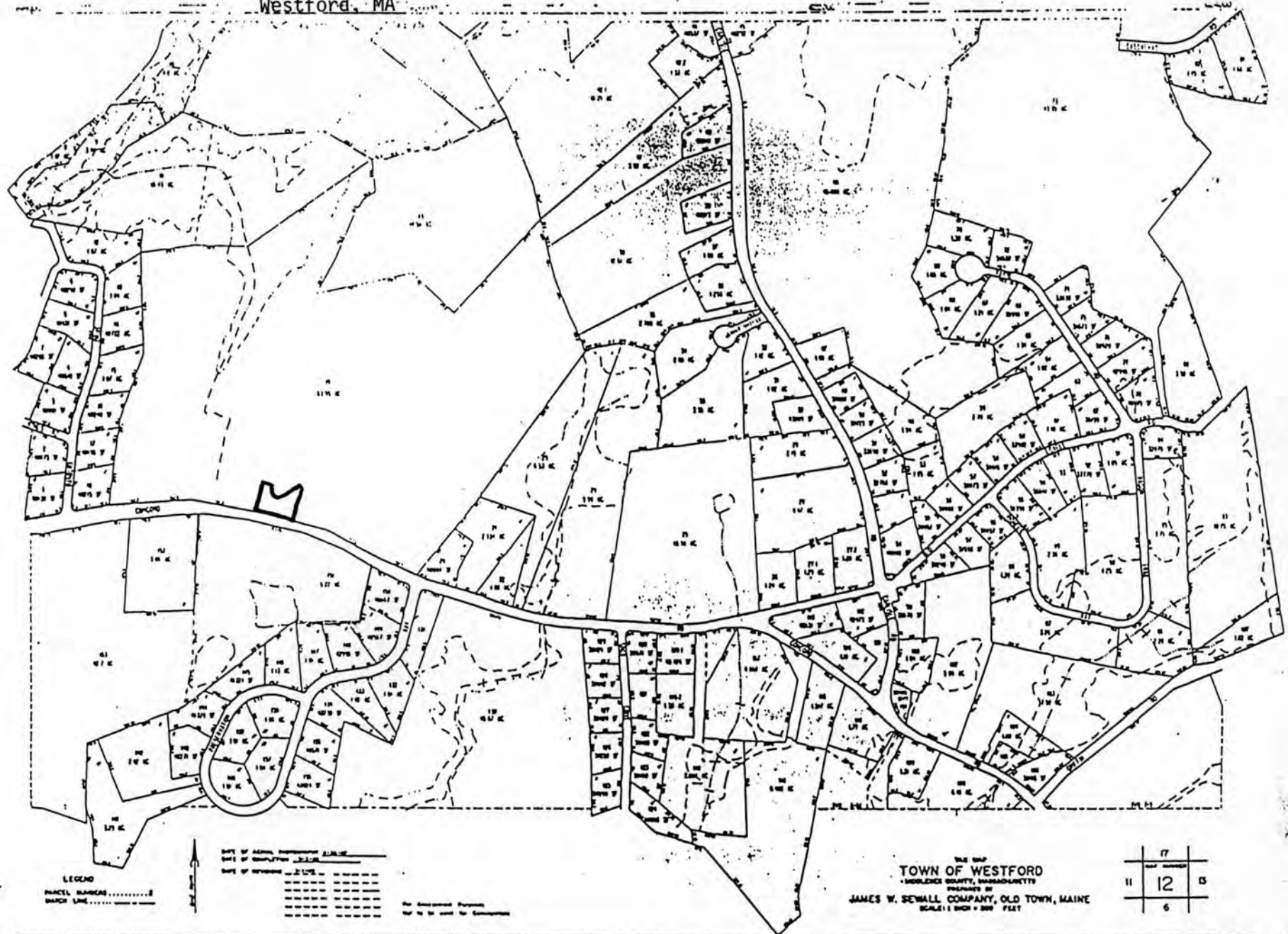
Richard S. Emmet Jr.
REGISTERED OF DEEDS

McGLINCHY ASSOCIATES INC.
10 ADAMS STREET CHELMSFORD, MASS.

Michael M. McGlinchey
PRESIDENT

ASSESSOR'S MAP

John Proctor House
218 Concord Road
Westford, MA



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Proctor, John, House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/08/93 DATE OF PENDING LIST: 1/19/93
DATE OF 16TH DAY: 2/04/93 DATE OF 45TH DAY: 2/22/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93000011

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/4/93 DATE

Entered in ~~1993~~
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect

Statement of Significance (in one paragraph)

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone _____

Signed _____

Date _____



John Proctor House
218 Concord Road
Westford, MA

JOHN PROCTOR HOUSE
218 CONCORD RD (MIDDLESEX CTY)
WESTFORD, MASS

PHOTO# 1 OF 2

9 JAN. 90

VIEW: FACADE (SOUTH ELEVATION) ;
EAST ELEVATION OF HOUSE

PHOTO: J. DAVID BOHL / SPNEA

facade (south elevation) & east elevation
of main house.

Neg. no. 45122-A

THIS PHOTOGRAPH IS FURNISHED FOR
STUDY PURPOSES ONLY

WRITTEN PERMISSION MUST BE OBTAINED
FOR ANY OTHER USE

The Society for the Preservation of New England Antiquities

141 Cambridge Street

Boston, Mass. 02114

PHOTOGRAPH BY
J. DAVID BOHL

1/9/1990



John Proctor House
218 Concord Road
Westford, MA

JOHN PROCTOR HOUSE
218 CONCORD RD.
WESTFORD (MIDDLESEX CTY.)
MASS

PHOTO #2 OF 2

9 JAN 90

VIEW: NORTH ; WEST ELEVATIONS OF
MAIN HOUSE ; REAR ELL.

PHOTO: J DAVID BOHL / SPNEA

north and west elevations of
main house and rear ell.

Neg. no. 45125-A

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Boston, Mass. 02114

PHOTOGRAPH BY
J. DAVID BOHL

1/9/1990



Billerica

MASSACHUSETTS

1:25 000-scale metric
topographic map



7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



GEOLOGICAL SURVEY

1987

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies
Compiled by photogrammetric methods from aerial photographs taken 1981. Field checked 1982. Map edited 1987
Supersedes Westford 1966 and Billerica 1965 1:24,000-scale maps
Projection and 1000-meter grid, zone 19
Universal Transverse Mercator
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone. 1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 41 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM of 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS			
Meters	Feet		1	2	3	
1	3.2808		1	2	3	
2	6.5617		4	5		
3	9.8425					
4	13.1234					
5	16.4042					
6	19.6850					
7	22.9659					
8	26.2467					
9	29.5275					
10	32.8084					
To convert meters to feet multiply by 3.2808		UTM grid convergence (GN) and 180° magnetic declination (MN) at center of map Diagram is approximate	1 Townsend			
To convert feet to meters multiply by 0.3048			2 Lowell			
			3 Lawrence			
			4 Ayer			
			5 Reading			
			6 Hudson			
			7 Maynard			
			8 Boston North			

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols

Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road, trail	
Route marker: Interstate; U. S. State	
Railroad: standard gage; narrow gage	
Bridge: drawbridge	
Footbridge; overpass; underpass	
Built-up area: only selected landmark buildings shown	
House; barn; church; school; large structure	
Boundary:	
National, with monument	
State	
County, parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation; small park	
Land grant with monument; found section corner	
U. S. public lands survey: range, township, section	
Fence or field line	
Power transmission line, located tower	
Dam; dam with lock	
Cemetery; grave	
Campground; picnic area; U. S. National monument	
Wellhead; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contour: index; intermediate; supplementary; depression	
Distorted surface: strip mine, lava; sand	
Bathymetric contours: index; intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Swamp; marsh	
Submerged marsh; land subject to controlled inundation	
Woodland; scattered trees	
Sandy, mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request

BILLERICA, MASSACHUSETTS
42071-E3-TM-025

1987



RECEIVED

JAN 08 1993

NATIONAL
REGISTER

December 29, 1992

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed you will find the following two nomination forms:

John Proctor House, 218 Concord Road, Westford (Middlesex County),
Massachusetts, 01886.

Henry Fletcher House, 224 Concord Road, Westford (Middlesex County),
Massachusetts, 01886.

Both nominations have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Richard & Alan Emmet

Lynn McPherson, The Society for the Preservation of New England Antiquities
Robert Jefferies, Chairman, Westford Historical Commission
Jerry G. Berkowitz, Chairman, Westford Board of Selectmen
Ellen Rainville, Director, Westford Public Library

Massachusetts Historical Commission, Judith B. McDonough, *Executive Director, State Historic Preservation Officer*
80 Boylston Street, Boston, Massachusetts 02116 (617) 727-8470

Office of the Secretary of State, Michael J. Connolly, *Secretary*