

SUMMARY

HA-1306

Proctor-Dubin House
1619 Chestnut Street
Cardiff, MD 21024

This ca. 1910 house was built by Jones & Jones for Howard Proctor, a canner, on land that had belonged to Richard & Margaret Parry. The Proctors lived here only nine years before they moved to another house down the road. In 1919, the house was sold to Arthur Robinson, owner of a seed store and, later, International Harvester. The Robinsons owned the house until 1979.

The substantial proportions, asymmetrical silhouette, and wrap-around porches bespeak the prosperity and well-being of both the Howard Proctor family and the era it was built in. The form and details represent the transition between the gawky Victorian vernacular, which generally was more decorated and of less breadth, and the return to classical, neo-colonial symmetry of the early 20th century. The numerous porches and bay windows evidence that generations's pre-occupation with their homes' light and ventilation.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Proctor-Dubin House

2 LOCATION

STREET & NUMBER

1619 Chestnut Street

CITY, TOWN

Cardiff

___ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Harford

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Henry & Barbara Dubin

Telephone #:

STREET & NUMBER

1619 Chestnut Street

CITY, TOWN

Cardiff, MD

___ VICINITY OF

STATE, zip code
Maryland 21024

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Harford County Courthouse

Liber #:

Folio #:

STREET & NUMBER

40 South Main Street

CITY, TOWN

Bel Air

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This two-story frame house is located on the east side of Chestnut Street in Cardiff, Maryland.

Set on a raised slate foundation, the house is five bays wide and three bays deep with a one-story porch encircling most of the two ends and the west side, and a two-story porch on the east side. The gable roof with a boxed cornice and gable returns has a projecting pedimented gable and a dormer on the west side and two dormers on the east side. Windows have 1/1 sash, louvered shutters, and lintels with narrow molded entablatures.

The present principal facade faces west. The south bay contains a two-story, three-sided bay window capped by a pedimented gable resting on cyma recta brackets. Proceeding north along the west facade, the remaining three bays are articulated by an entrance and two windows, respectively. The three windows in the second story are aligned with the first story openings. The entrance door with a transom has one light over one panel with crossette trim. The porch with a center projecting gable is set on brick piers with latticework openings. The portion of the porch covering the northern two bays and north end is screened.

The north end has a principal entrance in the second from the west bay announced by a projecting gable in the porch. The two-story bay window capped by a balustrade is flanked, in the first story, by an entrance and a window on the west and an entrance on the east.

The east side has a two-story, three-bay porch covering all but the northernmost bay. While the first story of the porch is partially enclosed, the second story has carved brackets and a railing with carved, urn-shaped balusters.

The south end has windows in each of the three bays, with irregularly-sized ones in the first story center and east bays.

The interior plan is irregular: the two rooms on the south are separated by the back and main staircase, side-by-side along the south wall; on the north are four rooms, including the parlor and dining room on the west and two smaller rooms on the east. Doors have five panels and two-part trim with corner rondels. The main closed-string staircase is three runs with paneled sides and square newels with bell-shaped caps. A curious platform above the staircase is an original feature, built to enable window washing.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This ca. 1910 house was built by Jones & Jones for Howard Proctor, a canner, on land that had belonged to Richard & Margaret Parry.¹ The Proctors lived here only nine years before they moved to another house down the road. In 1919, the house was sold to Arthur Robinson,² owner of a seed store and, later, International Harvester. The Robinsons owned the house until 1979.

The substantial proportions, asymmetrical silhouette, and wrap-around porches bespeak the prosperity and well-being of both the Howard Proctor family and the era it was built in. The form and details represent the transition between the gawky Victorian vernacular, which generally was more decorated and of less breadth, and the return to classical, neo-colonial symmetry of the early 20th century. The numerous porches and bay windows evidence that generation's pre-occupation with their homes' light and ventilation.

1. Liber Equity Records WSF 88, Folio 282
2. Liber WSF 127, Folio 221

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land, Will, and equity records of Harford County
Interview with Flossie Proctor

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Natalie Shivers, Historic Sites Surveyor

ORGANIZATION

Historic District Commission of Harford County

DATE

10/79

STREET & NUMBER

45 South Main Street

TELEPHONE

838-6000 X207

CITY OR TOWN

Bel Air

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

HA-1306
 Proctor-Dubin House
 Harford County, Maryland
 Title Search (continued)

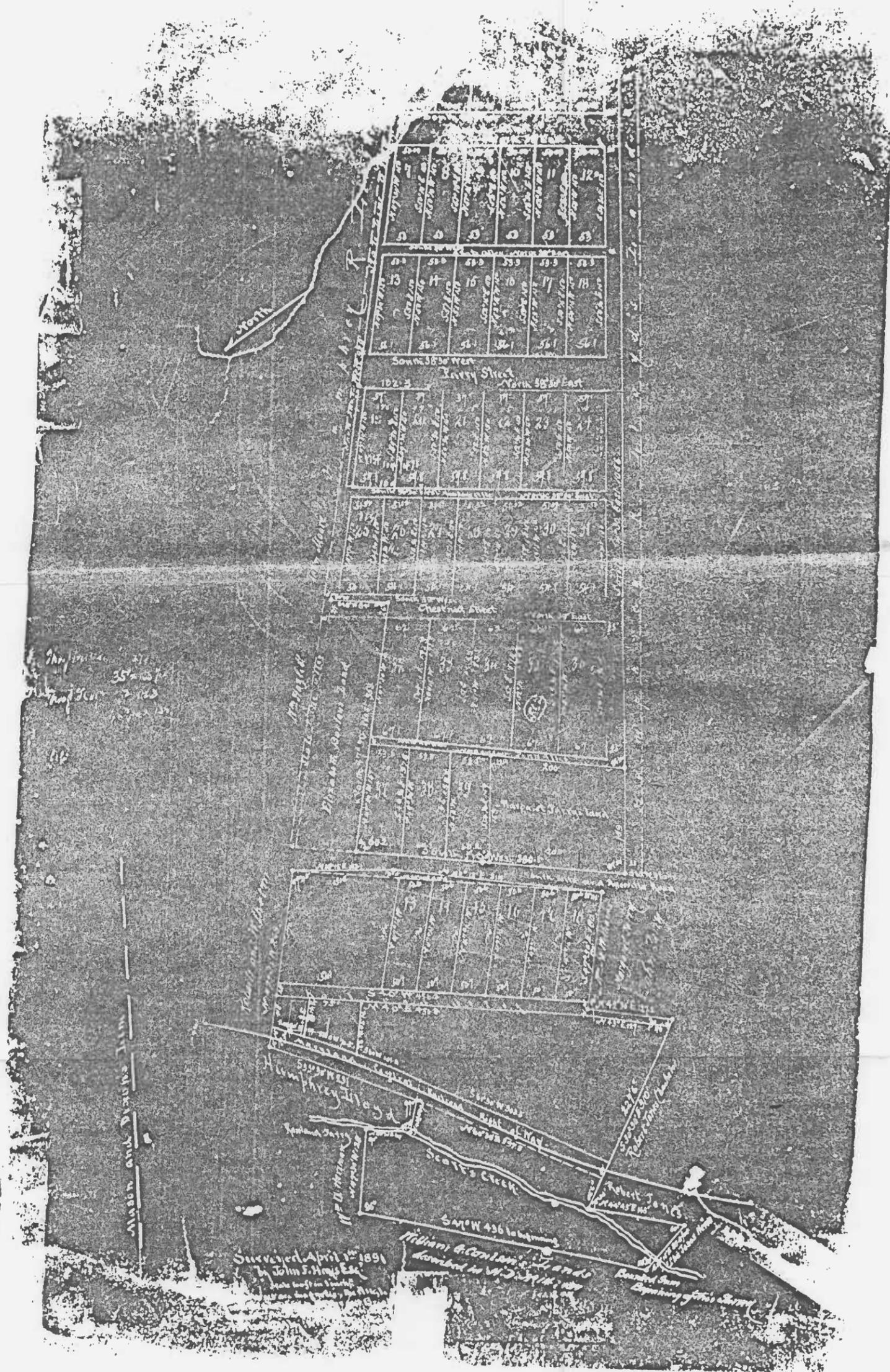
PROCTOR-DUBIN HOUSE
 Title Search

CGH 1479/854	June 10, 1988	Grantor: Jon M. and Laurie A. Andes Grantee: Louis L. and Linda M. Gambill Improvements mentioned
CGH 1410/466	June 25, 1987	Grantor: Henry C. and Barbara Dubin Grantee: Jon M. and Laurie A. Andes Improvements mentioned
HDC 1095/869	June 13, 1979	Grantor: Joseph M. and Louise R. Dunning Grantee: Henry C. and Barbara Dubin Improvements mentioned
HDC 928/869	June 15, 1973	Grantor: Ethel S. Robinson, widow Grantee: Ethel S. Robinson et al. Improvements mentioned
DGW 181/277	February 16, 1923	Grantor: Marcelena Robinson, widow Grantee: Arthur and Ethel S. Robinson Improvements mentioned
DGW 181/276	February 16, 1923	Grantor: Arthur and Ethel S. Robinson Grantee: Marcelena Robinson Improvements mentioned
JAR 164/488	September 24, 1919	Grantor: Howard and Lillie Proctor Grantee: Arthur Robinson Improvements mentioned
WSF 127/221	August 16, 1909	Grantor: South Delta Land Company Grantee: Howard Proctor Granted: town lot fronting Chestnut St., 108 2/10' by 155'
WSF 88/282	May 26, 1896	Grantor: Stevenson A. Williams (trustee, as appointed in Equity Case WSF 41/351 Elizabeth J. Parry v. Margaret Parry et al.) Grantee: South Delta Land Company (via James Poff, agent) Granted: a part of the lands described in equity case (less than 19 acres) to be subdivided into town building lots

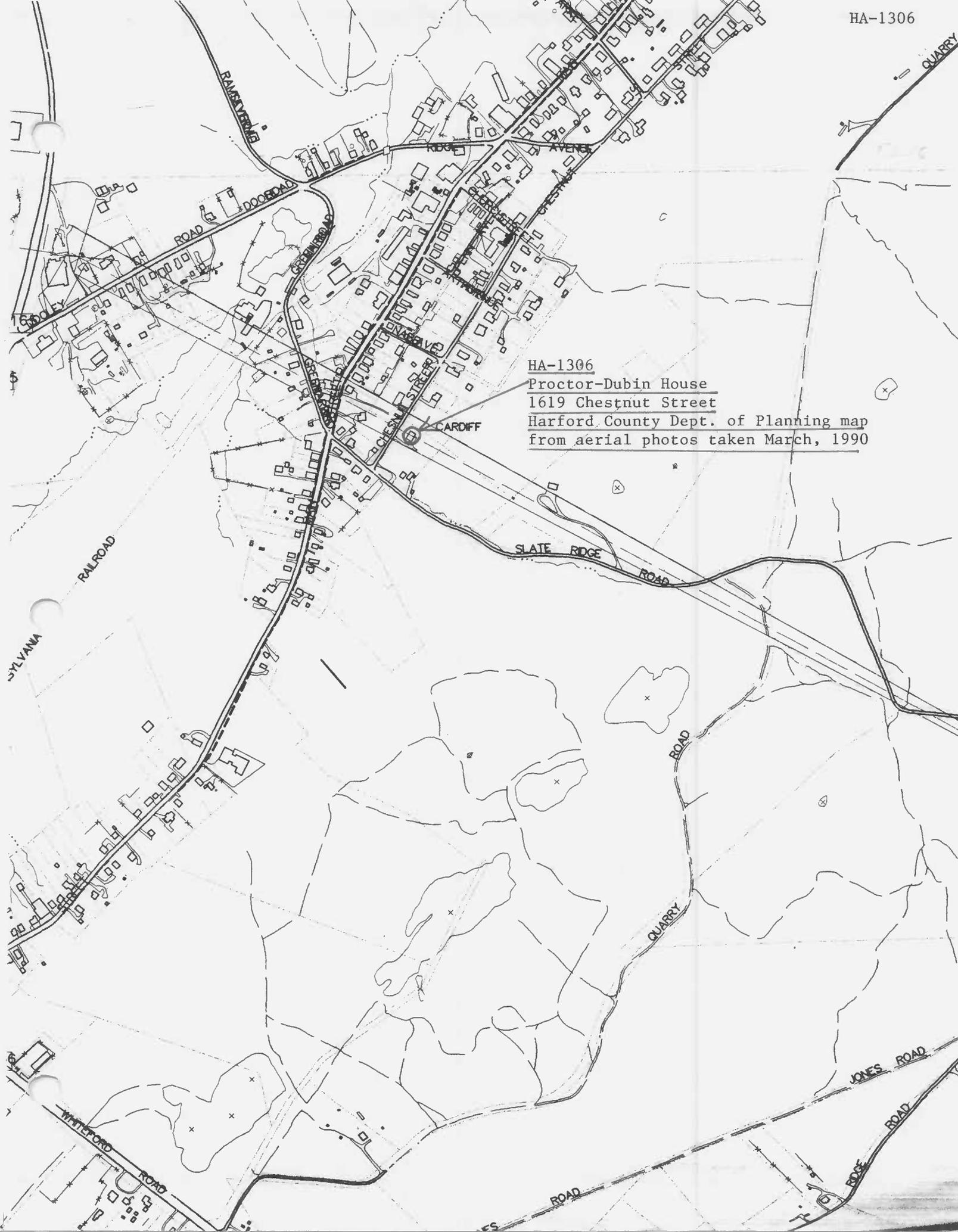
Plat book DGW 2/64	1891	Survey plat of lots to be subdivided, South Delta Land Company
Will Records WS 10/440	September 12, 1888	John Parry, quarryman, bequeaths: To his daughter, Elizabeth, the house in which he resides and the 84' by 400' lot on which it stands. To his son, Richard Parry, all his remaining lands, approximately 17 acres To each of his children, Mary Williams, John, Richard, Jacob, and Elizabeth Parry 1/6 of his shares in the Welsh Slate Company of Harford County.
ALJ 28/407	May 14, 1873	Grantor: Hugh E. Hughes Grantee: John Parry Granted: 10 acres of "Hawkins Chance" for \$1050.00
ALJ 28/407	May 14, 1873	Grantor: Humphrey R. and Jane H. Lloyd Grantee: John Parry Granted: 2 acres of "Hawkins Chance" with improvements, on west side of Main St. (same as ALJ 25/346) for \$1200.00
ALJ 25/346	April 11, 1871	Grantor: Richard Hughes and wife Grantee: Jane H. Lloyd (daughter) Granted: 2 parcels of "Hawkins Chance", 1). 5 acres 105 perches and 2). 2 acres 1 perch (see ALJ 9/29)
ALJ 9/30	May 29, 1857	Grantor: Richard Hughes et al. Grantee: John and Ellin Parry Granted: 8 acres 35 perches of "Hawkins Chance" for \$500.00
ALJ 9/29	May 29, 1857	Grantor: John Parry Grantee: Richard Hughes Granted: 2 parcels of "Hawkins Chance", 1). 5 acres 105 perches and 2). 2 acres 1 perch
HDG 36/424	July 27, 1850	Grantor: Ro(w)land and Anne Parry Grantee: John Parry and Richard Hughes Granted: 3 1/2 acres of "Hawkins Chance" for \$350.00
HDG 36/215	February 5, 1850	Grantor: Rowland Perry Grantee: John Perry and Richard Hughes Granted: 12 acres of "Hawkins Chance" for \$600.00
HDG 36/214 (indenture)	February 5, 1850	Grantor: Benjamin Williams Grantee: John Perry et al. Granted: 12 acres of "Hawkins Chance" for \$200.00

HDG 36/212	January 22, 1850	Grantor: Archibald A. and Nancy Hawkins Grantee: Rowland Perry (Parry) Granted: part of "Hawkins Chance" for \$850.00, acreage unknown
HDG 34/492	February 9, 1849	Grantor: Edward Proctor et al. Grantee: Archabald A. Hawkins Granted: "Hawkins Chance", being part of Thomas Hawkins landholdings; 74 acres 5 perches
HD 14/336	August 3, 1831	Grantor: Isaac Hawkins, heir to Thomas Hawkins Grantee: Thomas Proctor, heir to Edward Proctor Granted: The eighth part of land tracts "Hawkins Chance", "Williams Birthright", Mount Pleasant", and "Montgomerys Delight" . The four tracts contain 188 acres total. No mention of "eighth part" acreage.
Land Tract, Patented	After March 1774, when Harford est.	"Hawkins Chance", tract of 74 acres 5 perches granted to Thomas Hawkins. Located on the Maryland and Pennsylvania line at the north end of present day Cardiff. Divided, sold, and reworked often.

PLAT of SOUTH DELTA LAND COMPANY?
1891



South Delta Land Company Plat
Proctor-Dubin House (HA 1306)



HA-1306
Proctor-Dubin House
1619 Chestnut Street
Harford County Dept. of Planning map
from aerial photos taken March, 1990

CARDIFF

QUARRY

RAMBLEWOOD

DOOR ROAD

RODGE AVENUE

WALTON AVE

CHESTNUT STREET

SLATE RIDGE ROAD

RAILROAD

SYLVANIA

ROAD

QUARRY

JONES ROAD

ROAD

WHITE POND

ROAD

ROAD

ROAD

DELTA USGS
QUADRANGLE MAP

HA-1306

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

30' 2 390 000 FEET (P.A.) 384000m E 20' 386 387





Proctor-Dubin House
Cardiff, MD 21024
Natalie Shivers
Northwest

HA-1306

8/79



Proctor-Dubin House HA-1306
Cardiff, MD 21024
Natalie Shivers 8/79
Southeast



Proctor-Dubin House
Cardiff, MD 21024
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8/79