

Site: M:26/16/6

Procton House

Built: ca. 1899

10 Martin's Lane

To be Demolished 1987

Private

When William H. Procton, a black school teacher in Rockville, purchased a lot on the south side of Martin's Lane from Margaret J. Beall in 1899, a small house was on the 1/4 acre parcel. The original house may have been the one-over-one main block of the present frame vernacular dwelling. Three generations of Proctons resided on Martin's Lane, expanding the house to the south and west as family situations necessitated. It was sold out of the family in 1972.

# Maryland Historical Trust State Historic Sites Inventory Form

DOE  yes  noNR eligible  yes  no  
contrib. element in H.D. 

## 1. Name (indicate preferred name)

historic Procton House

and/or common Proctor House

## 2. Location

street & number 10 Martin's Lane  not for publicationcity, town Rockville  vicinity of congressional district 8state Maryland  county Montgomery (RV Planning Area 4)

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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 type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input 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 checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <i>Demolished.</i>

## 4. Owner of Property (give names and mailing addresses of all owners)

name E.B.H. Enterprises Ltd.

street &amp; number 152 Rollins Avenue, suite 200 B telephone no.:

city, town Rockville  state and zip code Maryland 20852

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records 5263  
liber

street &amp; number Montgomery Co. Courthouse 551

city, town Rockville  state Maryland

## 6. Representation in Existing Historical Surveys

title Maryland - National Capital Park and Planning

date 1976  federal  state  county  local

depository for survey records Park Historians Office, 8700 Needwood Road

city, town Derwood  state Maryland

# 7. Description

Survey No. M:26/16/6

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The subject house faces north, with a shallow setback from Martin's Lane, separated from the nearby commercial strip along North Washington by a vacant parcel to the east awaiting development. Single family houses of varying size and age on large lots are on both sides of the street to the west. Situated on a generous property, the grade slightly elevated from the street, the lot is terraced and landscaped with ornamental trees and shrubs. Fifteen foot lilacs reach the second floor windows on the east side of the house. A driveway leading to a rear parking area is on the west side of the house.

This frame, late 19th century, vernacular 2-1/2 story rectangular main block with rear wing and various additions forms a rough "L" in shape. The cross-gable main roof is covered in composition shingles. The exterior finish is stucco over clapboard, the foundation is brick with concrete floor. There is one interior brick chimney.

Neighborhood lore has held that the core of this house was a log structure of some age, which was later expanded to a modest four room structure with rear wing, then to the present modern configuration by the enclosure of porches and the addition of a large family room in the rear. This house may have replaced such a log structure, but an inspection of the basement and upper structure of the house does not evince an incorporated older house. The basement is brick and concrete, the floor joists mill-produced circular sawn beams. The chimney and foundation is brick and concrete, not fieldstone as is commonly found in modestly built 19th century folk structures.

The original plan is evident; the house was built as a 1/1 with central rear chimney, cellar, stairs on the west end of the lower level, and most likely, a rear lean-to kitchen. Despite the numerous additions, largely in the rear or screened by shrubs, the house still presents its original configuration to the street.

The two bay north (front) facade is regular, having one 2/2 window with wooden louvered shutters in each bay second story, and one longer window west bay, first story. A wood panel door with three lights and a rectangular transom overhead (now painted over) is in the east bay. The one-story full-width front porch has a low-hipped roof supported by six square posts. A stuccoed half-wall serves as balustrade.

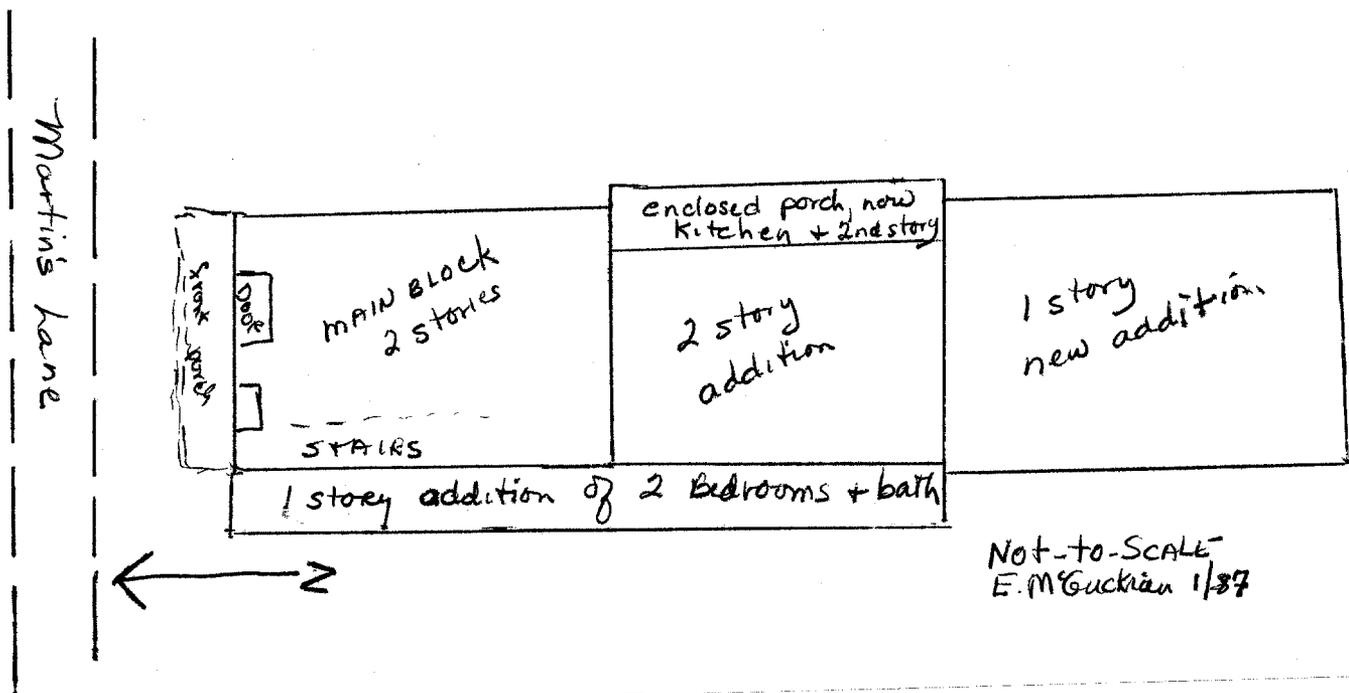
continued on attachment 7.1

Description (continued) : 10 Martin's Lane

The east facade is composed of the the front main block and a rear addition. The one-bay main block has a small rectangular window opening in the gable (now filled with plywood) and one window centered on each story. The two story rear addition has a parged cinder block first story with two square single light windows paired in the center. The slightly projecting second story has wide wood lapped siding and two single light windows evenly spaced high on the facade. There are no windows on the south side.

The south (rear) facade is dominated by a recent addition. The main block rear wing has one window, second story. The new addition has an end gable roof, lapped siding, and modern 2/2 (horizontal) double sash windows. It has two windows on the east, two closely spaced modern windows centered on the south with a wood, four light exterior door to their left and a similar door at the extreme north end of the west side.

The west facade is formed of the main block and a now-enclosed one-story shed-roofed porch. The main block has a small four light window in the front gable and one unshuttered window in the rear wing, second story. The three-bay by one-bay first-story enclosed porch continues the stucco finish of the house. It has one 2/2 window on the south, a 2/2 window in the north and south bays of the west side, and a smaller window in the center. The north facade has one window.



# 8. Significance

Survey No. M:26/16/6

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

**Specific dates** c. 1899 **Builder/Architect** local history  
*Black history*

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check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

### Significance

One of the few remaining dwellings constructed by and for workers on Margaret Beall's land, this vernacular house was owned by the same family for almost three-quarters of a century.

**ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:**

1. Historic context theme(s): Architecture, Landscape Architecture, Community Planning
2. Geographic Organization: Piedmont, Montgomery County, City of Rockville
3. Chronological Period(s): Maturation and Expansion: 1873-1931
4. Resource type: Single Family Detached Residence

### History and Support

In the 19th century, the Beall family had extensive land holdings, ranging from their brick house on West Montgomery Avenue in Rockville to the area known as "Haiti". Just to the north, Samuel Martin Sr. and Jr., free blacks, owned 8-1/2 acres of "Exchange and New Exchange". The road now known as Martin's Lane was the dividing line between these two properties.

After the Civil War, Margaret J. Beall began selling parcels near Samuel Martin's lane to blacks formerly associated with the Beall family, either as slaves or servants. For example, at 22 Martin's Lane, Miss Beall deeded the lot to Alfred Ross in 1871 along with the house "now occupied by him". Just to the east, J. Wesley Carroll purchased 3/4 acre from Margaret Beall in 1885, borrowing \$500 from her two years later to build a home at 206 Martin's Lane. 1/

continued on attachment 8.1

Statement of Significance/ History (continued) : 10 Martin's Lane

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On the north side of the lane, Samuel Martin's children and grandchildren subdivided his acreage to construct their houses and to begin the first cemetery for blacks in Rockville. 2/

William H. Procton purchased 25/100 acre of "Exchange and New Exchange Enlarged" from Margaret J. Beall in 1899 for \$100. 3/ The property transferred included "buildings and improvements", but did not provide further clues to their construction. Procton's "lot from M.J. Beall" was duly noted by the assessor the following year, with a value of \$100 for the land, \$250 for the improvements. 4/

William Procton was a teacher in Rockville. He was known as a strict disciplinarian and an excellent teacher. After his first wife Annie died in 1901, he remarried and probably built the first addition to the house in 1903. 5/

Procton died in 1926 at the age of 68. Soon after, his widow Laura deeded the property to William H. Procton, Jr., 6/ who lived there for many years. After William's death, his wife Dorothy and their daughter Annie resided there. They converted the west rear porch into a kitchen in the 1950s, added a bedroom and bath on the east side in the late 1950s, and added the family room in the rear in the mid-1960s. 7/

The Proctons (who became known in the community as the "Proctors") lived there until developments at both ends of Martin's Lane lessened the residence's desirability, selling the family home to Carol J. Steele in 1972. 8/

Mrs. Steele lived there for a few years, then sold the house in 1978. It was used as a residential rental property until it was sold to the developer of an adjacent town house project in 1987. The house was razed in June 1987 to add two more units to the development.

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Footnotes:

1. See MHT forms for 206, 22 Martin's Lane.
2. See MHT forms for 11, 13, and 205 Martin's Lane.
3. Montgomery County Land Records, TD12/202 (1899).
4. Montgomery County Assessment Records, 1901.
5. Interview with Annie Rhodes, daughter of William Procton, Jr. The Proctons gradually altered the name to Proctor.
6. Land Records, op. cit., 408/84 (1926).
7. Annie Rhodes, op. cit..
8. Land Records, op. cit., 4286/396 (1972).

# 9. Major Bibliographical References

Survey No.M:26/16/6

Montgomery County Land and Tax Records. Maryland Historical Trust  
Inventory forms for Martin's Lane. Interview with Annie Rhodes.

# 10. Geographical Data

Acreege of nominated property 10,744 square feet

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

## Verbal boundary description and justification

Fronting the south side of Martin's Lane.

## List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

# 11. Form Prepared By

name/title	Eileen McGuckian	Judy Christensen, Arch. Description
organization	Peerless Rockville	date February, 1987
street & number	P.O. Box 4262	telephone 762-0096
city or town	Rockville	state Maryland 20850

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  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

1982

M:26/16/6

4

Procton/Proctor House

10 Martin's Lane

City of Rockville  
scale: 1" = 600'



Subject

B&O  
METRO-  
ROCKVILLE  
STATION

THE COMMONS

AMERICANA CENTRE

ST. MARY'S CHURCH

RICHARD  
MONTGOMERY  
HIGH SCHOOL

POST OFFICE

PAR. F

PAR. G

WOOD LANE

MIDDLE LANE

W. MONTGOMERY

ADAMS ST.

COURTHOUSE

LIBRARY

CITY HALL

COUNTY OFFICE BUILDING

ST. PETER'S CHURCH

PAR. 4-A

ST. MARY'S CHURCH

ST. MARY'S CHURCH</



M:26/16/6

Procton/Proctor House

10 Martin's Lane

Rockville, Md. 20850

Richard Andrews

date:6/1987 elevation: NE

*NE Elevation*

RICHARD H. ANDREWS  
424-8202  
1003 FAIRMOUNT AVE.  
ROCKVILLE, MD 20851

12863212