



MAYOR AND COUNCIL AGENDA

NO. 9 DEPT.: Community Planning and Development Services DATE PREPARED: 4/17/06
STAFF CONTACT: Judy Christensen, Planner III FOR MEETING OF: 5/08/06

SUBJECT: Public Hearing for Map Amendment Application MAP2006-00095 to rezone 302 Lincoln Avenue from the R-60 Zone to the R-60 HD Zone. (R-60 Historic District Zone.); Mayor and Council, applicants.

RECOMMENDATION: Staff recommends that the Mayor and Council hold a public hearing to receive testimony on the proposed historic district designation of 302 Lincoln Avenue. The property owners nominated the property for historic designation and the application is uncontested.

DISCUSSION: The building at 302 Lincoln Avenue was built in 1894 and has been listed in Montgomery County and Rockville inventories of undesignated historic landmarks since 1976. It was recommended as eligible for designation by the Historic District Commission on January 19, 2006 and authorized for filing by the Mayor and Council on February 6, 2006. The Planning Commission reviewed the Map Amendment Application on March 22, 2006 and unanimously approved a positive recommendation to the Mayor and Council.

SUMMARY OF RECOMMENDATION:

The Historic District Commission found 302 Lincoln Avenue met three of the four adopted Rockville criteria for Historical and Cultural Significance and two of five criteria for Architecture as follows:

I. Historical And Cultural Significance:

B. Is identified with a person or a group of persons who influenced society.

Identified with the Reuben Hill family and the Cook family. Reuben Hill was a slave that served in the Civil War and purchased land near the present community of Lincoln Park after emancipation. He and his wife are considered among the first settlers of this community, and many in the community are descendants of Reuben and Rachel Hill. Their daughter, Fannie Hill, and her husband George Cook built this second generation house that shows their increased occupational status as an employee of the Railroad.

C. Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (Refer to Rockville Context in the Historic Resources Management Plan)

Is included in Historic Context 6, "Maturation and Expansion of the County Seat, 1873-1931" under Theme 2, "Architecture, Landscape Architecture, Community Planning" under Lincoln Park (page 120) and under "Architecture". It is listed as currently identified resource #86, the Cooke House (M:26/15/2.) It also qualifies under African-American history, post-civil war.

D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

Has interest for its unique architectural style that reflects new employment opportunities for Africa-Americans that provided better pay and benefits than the previous farm and day labor. It also shows that African Americans were exploring opportunities in industries outside of Rockville and returning with influences from more sophisticated and more urban settings.

II. Architectural and design significance:

A. Embodies the distinctive characteristics of a type, period or method of construction.

It illustrates the late 19th Century urban brick rowhouse with detailed ornamental front façade and less significant side facades, a style not found elsewhere in Rockville during this era, or in Montgomery County except in Georgetown. It borrows details from the railroad architecture of E. Francis Baldwin and others of this period.

E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

It is an established visual feature due to its singular and unique physical characteristics in the form of a unique urban brick townhouse within a neighborhood of eclectic homes.

NEXT STEPS: If the Mayor and Council do not receive testimony opposing this nomination at the public hearing on May 8, 2006, it may instruct staff to prepare an ordinance to grant the rezoning to R-60 HD. The ordinance may be introduced at a subsequent Mayor and Council meeting and adopted on the next Mayor and Council meeting date.

PREPARED BY: *Judith A. Christensen*
Judith A. Christensen, Planner III

APPROVED BY: *R. James Wasilak* **DATE:** 4-17-06
R. James Wasilak, AICP, Chief of Planning

APPROVED BY: *Arthur D. Chambers* **DATE:** 4-17-06
Arthur D. Chambers, AICP, Director

APPROVED BY: *Scott Ullery* **DATE:** 4/30/06
Scott Ullery, City Manager

LIST OF ATTACHMENTS:

1. Updated MHT Form for 302 Lincoln Avenue (M:26/25/2)
2. Staff memorandum dated January 18, 2006 recommending 302 Lincoln Avenue as eligible for designation as a single site historic district.
3. Minutes of the January 19, 2006 Historic District Commission meeting.
4. 302 Lincoln Avenue Statement of Significance
5. Planning Commission Staff Report on 302 Lincoln, March 22, 2006.
6. Planning Commission Recommendation, March 22, 2006.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

1. Name of Property (indicate preferred name)

historic Cook-Waters- Lewis House
other 302 Lincoln Avenue

2. Location

street and number 302 Lincoln Avenue not for publication
city, town Rockville vicinity
county Montgomery

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

name Carolyn Lewis
street and number 400 McLane Court telephone
city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber 24208 folio 712
city, town Rockville tax map GR33 tax parcel tax ID number 00178541

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

| Category | Ownership | Current Function | Resource Count |
|---|---|--|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> agriculture | Contributing |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> commerce/trade | <u>1</u> |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> defense | Noncontributing |
| <input type="checkbox"/> site | | <input checked="" type="checkbox"/> domestic | <input type="checkbox"/> buildings |
| <input type="checkbox"/> object | | <input type="checkbox"/> education | <input type="checkbox"/> sites |
| | | <input type="checkbox"/> funerary | <input type="checkbox"/> structures |
| | | <input type="checkbox"/> government | <input type="checkbox"/> objects |
| | | <input type="checkbox"/> health care | <input type="checkbox"/> Total |
| | | <input type="checkbox"/> industry | |
| | | <input type="checkbox"/> landscape | |
| | | <input type="checkbox"/> recreation/culture | |
| | | <input type="checkbox"/> religion | |
| | | <input type="checkbox"/> social | |
| | | <input type="checkbox"/> transportation | |
| | | <input type="checkbox"/> work in progress | |
| | | <input type="checkbox"/> unknown | |
| | | <input type="checkbox"/> vacant/not in use | |
| | | <input type="checkbox"/> other: | |
| | | | Number of Contributing Resources previously listed in the Inventory |
| | | | <u>1</u> |

7. Description

Inventory No. M:26/15/2

Condition Demolished

| | |
|--|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> altered |

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

This 1894 three bay by two bay, two story rectangular town house faces south on Lincoln Avenue. It is a rectangular frame and brick building with a regular façade and a flat roof. It is in good condition with no structural cracks visible in the foundation or walls. There is some wood deterioration in the window sills. Several window openings (on the west and rear facades) have been altered or closed. The windows have been replaced several times and the rear porch enclosed. A hand pump is in the east side yard. Despite these alterations over time, the presence of the building and its appearance from the public way is essentially unchanged from the original.



302 Lincoln Avenue

Built on fieldstone foundations, this stretcher bonded brick structure is painted light beige; its east and west elevations are stuccoed. There is a poured concrete slab across the south elevation. The south exterior front door has six lights on top and two wooden panels below. The sides of the building are largely unrelieved.

There are one-over-one double-hung windows. On the south elevation these windows are set into segmental arches of decorative bricks with raised ball design. It has a raised brick beltcourse between the first and second story and under the first story windows on the front façade. The house has a shed roof with a tin and tar covering. There is a corbelled cornice line on the south elevation and a corbelled interior chimney on the east elevation.

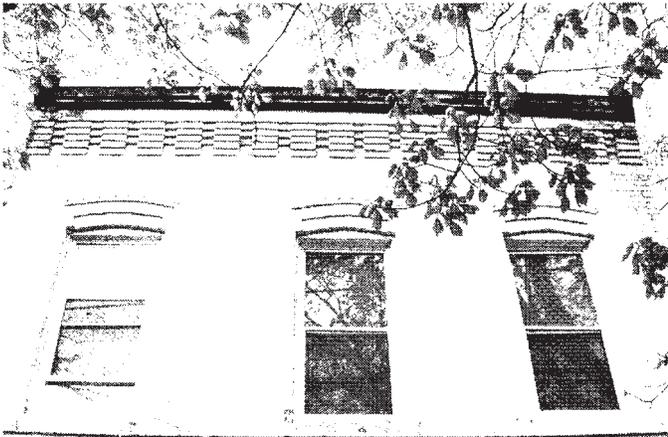
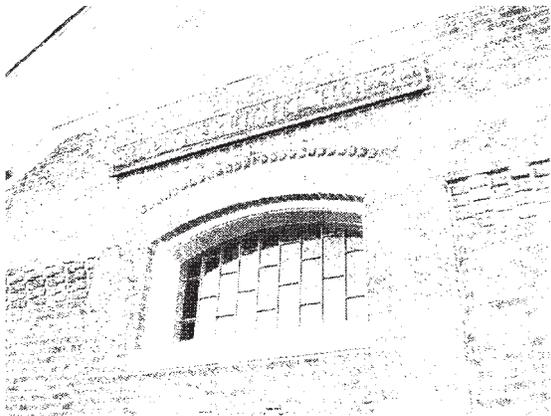
Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/15/2

Name 302 Lincoln Avenue; Cook-Waters-Lewis House

Continuation SheetNumber 7 Page 1

The three-bay front (south) façade has three windows evenly spaced on the second story and a window in each of the two east bays and an entry door in the west bay. The east and west facades are stuccoed and lack the detail of the front.

SAVE
OUR

Top Right: 302 Lincoln Avenue showing the front (south) and east facades.

Top left: detail of 302 Lincoln Avenue showing the south (front) façade with corbelled cornice and decorative molded brick arched window surround and belt course.

Bottom Right: detail of 302 Lincoln Avenue showing the front (south) entrance and door surround.

Bottom Left: Detail of 1884 Gaithersburg B&O Railroad Station showing similar molded brick detail and corbelling.

**Maryland Historical Trust
Maryland Inventory of
Historic Properties Form**

Inventory No. M:26/15/2

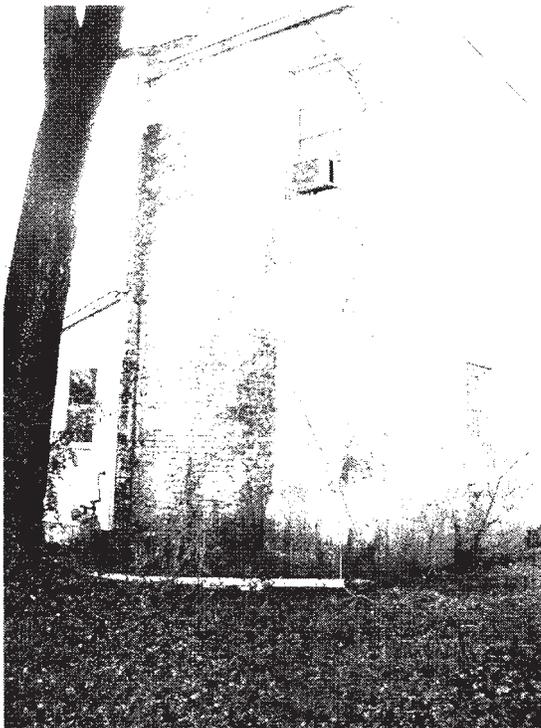
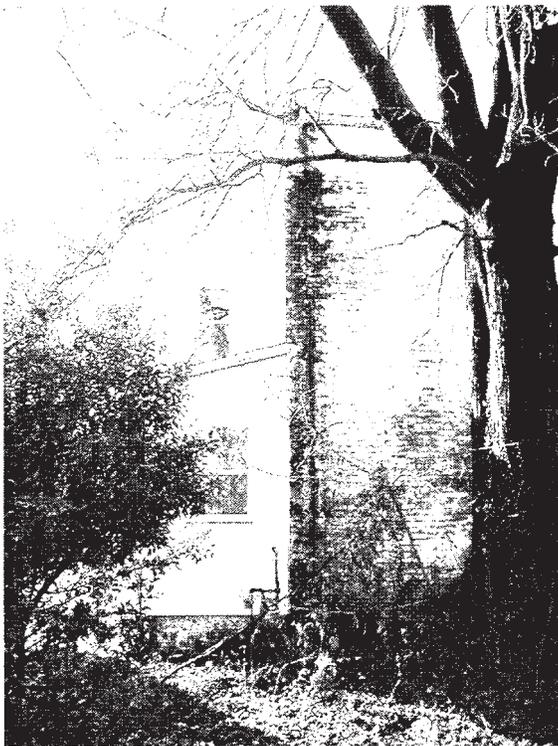
Name 302 Lincoln Avenue; Cook-Waters-Lewis House

Continuation Sheet

Number 7 Page 2



Above left: East façade showing indented rear wing and enclosed porch. Above right: west façade showing window placement.



Above: North (rear) elevations of 302 Lincoln showing enclosed rear porch and window placement.

8. Significance

| Period | Areas of Significance | Check and justify below | | |
|---|--|---|---|---|
| <input type="checkbox"/> 1600-1699 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> health/medicine | <input type="checkbox"/> performing arts |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> archeology | <input type="checkbox"/> education | <input type="checkbox"/> industry | <input type="checkbox"/> philosophy |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> engineering | <input type="checkbox"/> invention | <input type="checkbox"/> politics/government |
| <input type="checkbox"/> 1900-1999 | <input type="checkbox"/> art | <input type="checkbox"/> entertainment/ recreation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 2000- | <input type="checkbox"/> commerce | <input type="checkbox"/> ethnic heritage | <input type="checkbox"/> law | <input type="checkbox"/> science |
| | <input type="checkbox"/> communications | <input type="checkbox"/> exploration/ settlement | <input type="checkbox"/> literature | <input type="checkbox"/> social history |
| | <input type="checkbox"/> community planning | | <input type="checkbox"/> maritime history | <input type="checkbox"/> transportation |
| | <input type="checkbox"/> conservation | | <input type="checkbox"/> military | <input checked="" type="checkbox"/> other: <u>Local History</u> |

| Specific dates | 1894 | Architect/Builder |
|--------------------|------|-------------------|
| Construction dates | 1894 | |

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Significance

This house is unique in Rockville and in Lincoln Park, a "grand" brick urban townhouse in an area of predominantly one to one-and-a-half story frame dwellings of modest proportions. Lincoln Park is a historic African American subdivision platted in 1890 outside Rockville by William Wallace Welsh. Welsh sold lots for \$80 each from 1891 to 1919. Welsh sold a lot in 1894 to George W. Cook and his wife, Fannie, and the house, with high style details similar to late 19th Century Railroad architecture, was built almost immediately thereafter. It is one of only 13 remaining structures built in Lincoln Park before 1920. Cook's wife, Fannie Hill, was the daughter of Reuben and Rachel Hill, one of the first settlers in the Lincoln Park area. The unique decorative details may be related to George Cook's employment on the railroad. The Cook heirs sold the house to Harry and Minnie Waters in 1929. The Waters family came to Montgomery County from Virginia, but soon became active citizens of Lincoln Park. The property remains in the ownership of descendants of the Waters family in 2006. Lincoln Park was annexed into Rockville's corporate limits in 1949.

History and Support

William Wallace Welsh moved his residence from Hyattstown to Rockville after the Civil War, working in a local general store. He married the boss' daughter, and after a few years opened his own business adjacent to the railroad tracks, across the street from the newly-opened Passenger station.¹ Welsh and his partner sold implements, grains fuel and provisions from their frame building and large ware- house. When these buildings were destroyed by fire about 1895, a modern brick cast iron front building was erected farther south on the same lot.

Welsh also invested in land east of the railroad tracks, and in 1890 subdivided it into "Lincoln Park".² He sold quarter-acre lots for \$80 each to African Americans who were attracted to Rockville during the town's prosperous period from 1891 to 1919. Welsh died in the flu epidemic that swept Montgomery County at the close of World War I.

¹ Ledger belonging to Billy Wire, Wire Hardware Co., Rockville.

² Land Records of Montgomery County, Md., Plat Book, Plat 13.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/15/2

Name: 302 Lincoln Avenue/ Cook-Waters-Lewis House

Continuation SheetNumber 8 Page 1

In 1894, Welsh sold a lot in his "First Addition to Lincoln Park" to George W. and Fannie Cook.³ Cook built this grand brick townhouse almost immediately.⁴ It stands out in Lincoln Park and in Rockville as the only house of its architectural type built in this era. It was succinctly summed up in the 1993 Lincoln Park Architectural Exhibit photo caption.⁵

"The handsome 'townhouse' was built by George and Fanny H. Cook(e) at 302 Lincoln Avenue about 1895.... It is a 2-story stuccoed brick house, 3 bays wide, with a corbelled brick cornice and molded brick arches above the windows. It stands alone, a rowhouse without a row, like a slice from a pie."

There are some facts missing that would help one to better understand the building in the context of Rockville in 1894-95, but some information is known. In 1880,⁶ George W. Cook lived in a household with his brothers and sisters. No father or mother were listed in the household. He was 18 years old and working as a laborer. His sisters were Jane and Ann; his brothers were Oliver, Ben, Andrew and Dick. Brother Dick was 30 and the youngest child was Andrew, 13. He married Fannie Hill, daughter of Reuben and Rachel Hill of Lincoln Park, on December 15, 1886.⁷ His family probably worked for the railroad.⁸

Fannie Hill was born in December of 1870 to Reuben and Rachel Hill. Reuben and Rachel Hill were early African American landowners in the area of Lincoln Park and lived on land at the southeast corner of N. Horners lane and what is now Southlawn.⁹ In the 1900 U.S. Census¹⁰ Fannie had two of three children living: Robert, born in 1890 in Washington D.C. was the eldest, and Myron was born in 1899 in Maryland. She is listed in the census with her parents, by that time 70 and 69, all living at her house at 302 Lincoln. George Cook is not present, but probably was working elsewhere, as they had one more child, a daughter named Fannie.

Although 302 Lincoln it is not a large house, the ornamentation is high style and indicates some financial resources available to spend on housing. It has a "railroad style." The same molded "button" bricks and corbelled cornice that decorates this building's front eaves and windows are also found on the 1884 B&O Passenger Station in Gaithersburg and the B&O Freight House in Rockville, both designed by E. Francis Baldwin of Baltimore. Although local histories recount that the family had lived in Philadelphia and built

³ Ibid. JA 46/294 (The name is often spelled Cooke, but in all legal records researched, it is Cook without an e at the end.)

⁴ Tax Assessment Records, Fourth Collection District, Montgomery County, 1876-1896; 1896-98.

⁵ Lincoln Park Architecture Exhibit Text, 1993, City of Rockville Planning Department files.

⁶ U.S. Census, 1880, Maryland, Montgomery County, 4th Election district.

⁷ Montgomery County, MD. Marriage license records.

⁸ The Montgomery County Sentinel of March 28, 1890 reported the death of George Cook, "45 or 50 yrs of age, a workman on the B&O RR and a former resident of Rockville, was killed Wed. night last at the Rockville Depot leaving a wife and four children." This does not appear to be the father of our George Cook, who had 5 siblings. However, more research is needed.

⁹ Southlawn was previously Avery Road.

¹⁰ U.S. Census, 1900, Maryland, Montgomery County, 4th Election District, page 89A.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/15/2

Name: 302 Lincoln Avenue/ Cook-Waters-Lewis House

Continuation SheetNumber 8 Page 2

this house from their experience there, historian Sharyn Duffin found in her research that they lived in Pittsburgh before building in Rockville.¹¹

George probably worked for the railroad. Railroad jobs were highly sought and it took some patronage or a sponsor to get a position. George's two sons had jobs with the railroad after George's death in 1913. The 1920 U.S. Census records show Fannie Cook and her two boys living in a rented house in Pittsburgh at 709 Chauncey Street¹² and both boys were employed on the railroad, one as a cook and the other as a porter, or wagon driver for the railroad. A lodger in their house was Worthington Smith, 22, a laborer for a steel mill. He was also from Rockville and allied by marriage to the Cook and Hill families.¹³

In 1920, Reuben and Rachel Hill's daughter Edith and her husband Henry Manley and their children were occupying 302 Lincoln and 92-year-old Rachel Hill was living with them. George Cook died in 1913, and his wife Fannie died in 1927; Both died intestate, without a will, and the house was sold by the heirs to Harry and Minnie Waters in 1929.¹⁴

The 1930 U.S. Census for Lincoln Park lists the Waters Family as Harry G. 45, head of the household and a homeowner, his wife Minnie, age 43, daughters Kate M. (23), Percie V. (20) G. Raymond (20), Harry L., (19) William A., (15) Robert E. (8) and Carolyn, 11 months. The children are all listed as sons and daughters, but the family history provides information that Robert and Carolyn were grandchildren. Harry Waters' occupation is listed as laborer and Minnie's as a laundress at home. Daughter Kate was a servant in a private home. The two older boys were laborers in a nursery, presumably a horticultural nursery. The other children had no occupation. All were born in Virginia except Carolyn who was born in Maryland. All four grandparents of the Waters children were also listed as born in Virginia.

Harry G. Waters is first documented in the U.S. Census in 1900 in Lovettsville VA, as a 16 year old African American boy in the household of John and May Stephens and working as a farm laborer. Waters and his parents are listed as being born in Virginia and he is able to read and write and speak English, but no other information such as the month and year of his birth are given. The only other black family with the name Waters in the area is Hannah Waters and her daughter Lela V. Waters, but there is nothing in the records to connect Hannah with Harry Waters.¹⁵

¹¹ Sharyn Duffin via email, January 11, 2006.. She also noted that it was not uncommon. "There seems to have been several people who went back and forth to Pittsburgh. Eulie Johnson and James Carroll; Charles Warren; Eulie Martin- it is an industrial city."

¹² U.S. Census 1920, PA, Allegheny County, Pittsburgh City, Ward 5, sheet 1b.

¹³ Sharyn Duffin via email, January 18, 2006: Worthington Smith was a son of Evelyn Johnson and Simon Smith. 1. Evelyn's parents were Henson and Willie Johnson, 2. Henson's brother was William Johnson. In 1880 and 1900 both families were living in the Falls Road enclave. 3. William's daughter Elizabeth (Bessie) married Vernon Hill. 4. Vernon was the younger brother of Fannie Hill Cook. 5. I believe there was a close relationship between William Johnson's in-laws and the Cook family. Emilie and Robert lived in this area in 1880. Emilie was named in Ann Willson's will. 6. Another Johnson daughter, Eulie and her husband James Carroll also went to Pittsburgh. In short, they all knew each other very well and were related by blood or marriage.

¹⁴ Land Records op. cit. 492/110.

¹⁵ 1900 U.S. Census, Virginia, Loudon County, Book 1, page 128a. In the 1920 Virginia Census for Loudon County, Lovettsville District, Hannah has two daughters at home, Lila V. born Feb. 1881, and Mabel born March 1898 and earlier listed as a niece

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/15/2

Name: 302 Lincoln Avenue/ Cook-Waters-Lewis House

Continuation SheetNumber 8 Page 3

In the 1910 Census, Harry Waters, Mulatto, age 26, married 6 years, is working as a farm laborer and renting a house. His wife Minnie is 23 years old and black, married for 6 years, and having two living children of two births, Kate, age 3 and Percy, Age 2, both listed as Mulatto. This information suggests that Harry and Minnie were married in 1904. The family was still in Lovettsville District in 1920, but now had three sons, G. Raymond, 9, Harry L., 7, and William A., 3-11/12, as well as the two older daughters.¹⁶ It may be coincidence, but there is an entry for a farm manager nearby in Lovettsville District named Henry W. Ritchie, 43, with his wife Rhoda and their family.¹⁷ He is also listed in the 1910 census working for his father, Samuel Ritchie.¹⁸ It is possible that a member of this Ritchie family had purchased land in Montgomery County and moved the Waters family to Rockville to manage it. If so, it was short lived, according to the family history. By 1930, the Waters were living in Lincoln Park.

The Waters family became part of the Lincoln Park Community. The family history and its intermarriage with Lincoln Park families and a description of the house is recorded in the following 1993 Lincoln Park history when the house was owned by the second oldest daughter, Percie Waters Brown, who was interviewed for the exhibit.

“Her parents bought the house from George Cook. Mrs. Brown has lived here since 1930s. Mr. Ritchie arranged and paid for the family--her parents, Minnie and Harry Waters, and their children to move from Lovettsville, Virginia to his farm on Route 28. They lived and worked on the farm. Ritchie died a few years later and her parents then bought this house.

They had an outhouse in back, and they kept chickens and a large vegetable garden. Her parents remodeled the house in the 1940s/50s, when they installed plumbing and enclosed the rear porch. No additions have been made to the house.

The family didn't have a car for many years, and Mr. Waters would travel by horse and wagon, or borrow a horse from the farm to get back and forth; the horse would graze at night on the small empty lot next to the house on Douglass Avenue. Percie Brown says the biggest change she's seen in her years in Lincoln Park was when the roads were paved. Before this, vehicles frequently got stuck in the muddy ruts of the unpaved streets. Behind their house there were originally more woods than today. The small lot on the corner was always open.

In the 1940s or '50s her brothers bought the first car in the family, a Studebaker. Percie and her sisters all used to pile in the car on Saturday evenings to go shopping or to see shows at the Howard Theater downtown; they saw cabarets, and such performers as Cab Calloway, Ella Fitzgerald and Pearl Bailey. They often went with the Shelton girls, and the Davis boys, who were close friends of Percie's brothers.

named Mabel Davis, and is listed with three living children of three births. 1920 U.S. Census, Virginia, Loudon County, Lovettsville District page 141a.

¹⁶ 1920 U.S. Census, Maryland, Montgomery County Roll 1893, Book 1, page 179b.

¹⁷ 1920 U.S. Census, Maryland, Montgomery County Roll 1893, Book 1, Page 180b.

¹⁸ 1910 U.S. Census, Maryland, Montgomery County, page 122a.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/15/2

Name: 302 Lincoln Avenue/ Cook-Waters-Lewis House

Continuation SheetNumber 8 Page 4

The family went on church outings to Sparrow's beach near Annapolis once or twice a month. Percie remembers attending camp meetings at Emory Grove and hearing famous preachers, although the young people, she said, went mainly for the food.

The camp meeting would be held in the morning, followed by a big picnic in the afternoon. Most of Lincoln Park attended. Her brother Harry Waters ran the little market (the store at 620 N. Horners, demolished in 2003) with Robert Claggett. Harry married Annie Shelton, and Robert Claggett married Annie's sister Marilyn; the Shelton girls grew up near the store. Percie's younger brother (William Andersen Waters) married Vicilla Howard; the Howards lived next door to the Sheltons.

To the left on both floors is a hallway. On the first floor this runs from the front door past the living room and the dining room to the kitchen in back. There are three bedrooms on the second floor, and a bathroom at the front on the left, which originally was a tiny fourth bedroom. The original multipaned sash windows were replaced with modern one-over-one double-hung sash windows and storm windows when her parents remodeled in the 1950s. The interior walls are brick, and were plastered over; the plaster is now covered by drywall. The floors are made of rough boards, now covered by linoleum and carpeting.¹⁹

After the death of Percie Brown in April of 1994, the house and lot was left to her daughter Carolyn, who had married Robert J. Lewis in 1949. Carolyn Lewis had seven children: Robert Jr., Claudette, Carroll, Joseph Michael, Jon, Jacqueline, and Vinson. Her oldest son Robert Jr. occupied the house after 1994 until his death in August of 2003.²⁰ The family is currently making plans to renovate the house for the next generation to move in.

The Lincoln Park community is unique in Rockville, not officially becoming a part of the City until 1949. Before that decade, Lincoln Park residents were quite isolated from much of the rest of Rockville. Their children attended schools built for the black population. Electricity, running water, and paved roads came late to Lincoln Park, after the annexation.²¹

The Cook house, too, is unique in Rockville and in Lincoln Park, as a "grand", brick townhouse in an area of less pretentious, predominantly frame dwellings.

¹⁹ Draft Lincoln Park Exhibit Text, 1993, City of Rockville Department of Planning and Community Development, Historic Preservation Office files.

²⁰ Waters/Lewis Family History prepared by Jacqueline Lewis, November 2005.

²¹ "Mrs. Mabel Hill Talks About Lincoln Park", Oral History by Bridget Bolcik, April 5, 1976.

9. Major Bibliographical References

Inventory No. M:26/15/2

Land, plat and tax records of Montgomery County Maryland. Ledger belonging to Billy Wire, Wire Hardware, not in possession of Peerless Rockville. Mrs. Maabel Hill Talks About Lincoln Park:, oral history by Bridget Bolcik, April 5, 1976. Exhibit Text for Lincoln Park Architecture Exhibit, 1993. U.S. Census records, 1900, 1910, 1920, 1930. Family history by Jacqueline L. Lewis, 2006. Correspondence with Sharyn Duffin, Lincoln Park historian.

10. Geographical Data

Acreage of surveyed property 9,000 square feet
 Acreage of historical setting _____
 Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Block 1, lot 16, First Addition to Lincoln Park

11. Form Prepared by

| | | | |
|-----------------|---|-----------|------------------|
| name/title | Eileen McGuckian, Candy Reed (1978) Judy Christensen, Preservation Planner (2006) | | |
| organization | City of Rockville, MD | date | January 20, 2006 |
| street & number | 111 Maryland Avenue | telephone | 240-314-8230 |
| city or town | Rockville | state | MD 20850 |

The Maryland Inventory of Historic Properties 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
 DHCD/DHCP
 100 Community Place
 Crownsville, MD 21032-2023
 410-514-7600

January 18, 2006

MEMORANDUM

TO: Historic Preservation Commission

FROM: Judy Christensen, Preservation Planner

SUBJECT: 302 Lincoln Avenue Historic Designation by owner request
Description: Two story brick and stucco rowhouse type dwelling
Area: 9,000 square feet.
Construction Date: 1894
Owner: Carolyn Lewis et. al.

Recommendation:

Staff is recommending that the HDC find 302 Lincoln Avenue **eligible for designation as a single site historic district.**

Site and Building Integrity: High.

The building has no obvious cracks in the walls or foundation and has not been expanded. The rear porch area has been enclosed, that can be considered a reversible change or a change over time. The window sashes have been changed several times since 1894. There is some deterioration of wood window sills. At least one window opening on the east facade has been altered. The site previously had a chicken coop and a garden that are now removed, but the hand pump remains and the lot area is intact. The most visible and character defining front façade is unaltered other than the replacement of window sashes. Most of these alterations can be considered as changes over time, and the building classified as having a high integrity. In addition, the owners have nominated it for historic designation both for the extensive history of Lincoln Park and Rockville that it embraces and to rehabilitate the house for future family use.

Architectural Significance: High.

302 Lincoln is unique in the City of Rockville. It is an urban rowhouse style without the row. The distinctive decorative features of the building, the molded button bricks over the windows, the corbelled cornice and beltcourses, are similar to decorative details found on the 1880s B&O Railroad Freight House in Rockville and the Gaithersburg 1884 B&O station complex, both designed by E. Francis Baldwin. As the records suggest that the Cook family worked for the B&O Railroad, the stylistic details of the building show not only a familiarity with more urban buildings but recall the owners' occupation in a form here called "railroad style."

Historical, cultural and social significance: High Significance

The house and property at 302 Lincoln was inventoried in 1978 by Sugarloaf Trails as part of the inventory of historic sites in Montgomery County. It was identified as a distinctive and unique structure to Lincoln Park and to Rockville. It has been included in the City of Rockville's inventory of historic buildings in 1989 and cited in the Rockville Historic Resources Management Plan of 1986 as a significant structure.

Archeological resources: Low potential

The property has had soil disturbance in the past for the construction of this building and for gardening. However, given that trash removal service was not present for the first 60 years, it may also have buried household artifacts and debris on the lot such as bottles and broken china that may be of interest to the community and owners. However, it is not expected that major archaeological remains exist.

Attachments:

MHT Form

Criteria Checklist with staff evaluation

**CITY OF ROCKVILLE
HISTORIC DISTRICT DESIGNATION CRITERIA**

302 Lincoln Avenue

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

A. Is the site of a significant historic event.

No, this is not the site of a significant event.

✓ B. Is identified with a person or a group of persons who influenced society.

Yes, it is identified with the Reuben Hill family and the Cook family. Reuben Hill was a slave that served in the Civil War and purchased land near the present community of Lincoln Park after emancipation. He and his wife are considered among the first settlers of this community, and many in the community are descendants of Reuben and Rachel Hill. The house at 307 Lincoln Avenue, The Reuben Hill House, is a designated Rockville historic site that commemorates the significance of the first generation of this family in Lincoln Park. Their daughter, Fannie Hill, and her husband George Cook built this second generation house that shows their increased occupational status as an employee of the Railroad.

✓ C. Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (Refer to Rockville Context in the Historic Resources Management Plan)

This property is included in Historic Context 6, "Maturation and Expansion of the County Seat, 1873-1931" under Theme 2, "Architecture, Landscape Architecture, Community Planning" under Lincoln Park (page 120) and under "Architecture". It is listed as currently identified resource #86, the Cooke House (M:26/15/2.) It also qualifies under African American history, post-civil war.

✓ D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

Yes. The property has interest for its unique architectural style that reflects new employment opportunities for African Americans that provided better pay and benefits than the previous farm and day labor. It also shows that African Americans were exploring opportunities in industries outside of Rockville and returning with influences from more sophisticated and more urban settings.

II. Architectural and design significance:

- ✓ A. Embodies the distinctive characteristics of a type, period or method of construction.

Yes, the building illustrates the late 19th Century urban brick rowhouse with detailed ornamental front façade and less significant side facades, a style not found elsewhere in Rockville during this era, or in Montgomery County except in Georgetown. It borrows details from the railroad architecture of E. Francis Baldwin and other of this period.

- B. Represents the work of a master. *No.*

- C. Possesses high artistic values. *No.*

- D. Represents a significant and distinguishable entity whose components may lack individual distinction.

This applies to multi-site historic districts, and is not applicable in this case.

- ✓ E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

Yes, It is an established visual feature due to its singular physical characteristics.

III. Structural Integrity: Minor Alterations, original site and setting largely preserved.

- "Substantially Altered" (basic shape, original façade plan, windows and doors have been obscured or changed.)
- ✓ Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.)
- Original or near original condition (all changes reversible.)
- ✓ Outbuildings present and recognizable. **The chicken coop and outhouse are gone. The original water hand pump remains in the east side yard.**
- ✓ Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

If the site is found to meet one or more criteria and possesses sufficient integrity, it is eligible to be recommended to the Mayor and Council as a potential historic district or landmark site. Determine the level of site significance and list the applicable criteria for the recommendation.

IV. Level of site significance: (Check those that apply)***Local, Rockville and Montgomery County***

- ✓ Local:
State
National:

10

replacing all windows with the same model. He also noted that the side facing the garden has priority over the opposite side of the buildings.

The HDC expressed no issues or concerns with the pre fabricated storage shed as it is not part of the public view of the property and is not permanent. The property owner said he was satisfied with the suggestions of the HDC.

No comments were offered from the audience on this application.

MOTION: Commissioner Moloney moved, seconded by Commissioner Hitchcock to approve the proposal as submitted and presented with the following conditions:

1. Applicant will repair historic windows in outbuildings.
2. Will preserve existing fenestration pattern on south side of the outbuildings.
3. On rear of outbuildings, 1/1 or true divided light wood window sashes are acceptable.
4. Use plain lapped siding on the west and north elevations of the outbuildings.
5. Tool shed portion to have lower gutterboard than studio, but not as high as workshop to differentiate in height.

VOTE: 5-0

VI. EVALUATION FOR HISTORICAL, ARCHITECTURAL OR CULTURAL SIGNIFICANCE

- ✓ **A. Cook House / 302 Lincoln Avenue [MHT 26/15/2]**
Owner: Carolyn Lewis, et. al.
Address: 302 Lincoln Avenue
Application: Designation request (by Owner)

Staff Christensen presented the history of the site, which was built in 1894. It is a brick rowhouse-style dwelling with ornamental details often found on the railroad buildings of the late 19th Century designed by architect E. Francis Baldwin for the B & O Railroad. The original owners and builders are thought to have worked for the railroad. The condition is altered, but not significantly. It still has a hand water pump in the side yard but the garden, chicken coop and an outhouse have been removed.

This is a unique structure in Rockville and in Lincoln Park. The original owners were George and Fannie Hill Cook (daughter of Reuben Hill). They sold the property to Harry and Minnie Waters in 1929. It has remained in the ownership of descendants of Harry and Minnie Waters to the present time. The property was identified in 1975 as significant in the County historic resources survey as well as in the 1986 Rockville Resources Management Plan. There is some potential for archaeology. Staff presented the eligible categories in the adopted criteria for designation as part of the staff report. The house and property met three historical criteria and two architectural criteria.

The Historic District Commission found it met three of the four adopted Rockville criteria for Historical and Cultural Significance and two of five criteria for Architecture as follows:

I. Historical And Cultural Significance:

- B.** Is identified with a person or a group of persons who influenced society.

Identified with the Reuben Hill family and the Cook family. Reuben Hill was a slave that served in the Civil War and purchased land near the present community of Lincoln Park after emancipation. He and his wife are considered among the first settlers of this community, and many in the community are descendants of Reuben and Rachel Hill. Their daughter, Fannie Hill, and her husband George Cook built this second generation house that shows their occupational status as an employee of the railroad.

C. Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.

Is included in Historic Context 6, "Maturation and Expansion of the County Seat, 1873-1931" under Theme 2, "Architecture, Landscape Architecture, Community Planning" under Lincoln Park (page 120) and under "Architecture". It is listed as currently identified resource #86, the Cooke House (M:26/15/2.) It also qualifies under African American history, post-civil war.

D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

Has interest for its unique architectural style that reflects new employment opportunities for African Americans that provided better pay and benefits than the previous farm and day labor. It also shows that African Americans were exploring opportunities in industries outside of Rockville and returning with influences from more sophisticated and more urban settings.

II. Architectural and design significance:

A. Embodies the distinctive characteristics of a type, period or method of construction.

It illustrates the late 19th Century urban brick rowhouse with detailed ornamental front façade and less significant side facades, a style not found elsewhere in Rockville during this era, or in Montgomery County except in Georgetown. It borrows details from the railroad architecture of E. Francis Baldwin and other of this period.

E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

It is an established visual feature due to its singular and unique physical characteristics.

Ms. Jacqueline Lewis and her sister spoke for the family. The Lewis family is very proud of the history of the property and intends to rehabilitate the house for the next generation. Their mother was born in the house in 1929. There are very few physical changes to the house.

Staff presented the owners with copies of research from the 1880-1930 US Census records. Commissioner Hitchcock asked if there are any old family photos of the property, but the family responded that their photos would not show much about the house. Peerless Rockville has photos dating after 1978. Commissioner Van Balgooy noted that, once designated, HDC approval would be required prior to alterations; and, the applicant would also be eligible for Montgomery County and Maryland State tax credits.

11

Eileen McGuckian, of Peerless Rockville, submitted a letter in support of the nomination. She noted that this was amongst the first group of lots sold by William Welsh before his death in 1919 and one of the earliest existing houses remaining in Lincoln Park.

MOTION: Commissioner Hartranft moved, seconded by Commissioner Neal-Powell, to accept the staff's recommendations on the Criteria for designation, and recommend historic district designation to the Mayor and Council for 302 Lincoln Avenue.

Discussion: Commissioner Moloney thanked the family for this generous action, which will share the history of this building and the families that lived in it with the community.

VOTE: 5-0

VII. DISCUSSION/UPDATES

- A. FY'06 Workplan and Budget
- B. Proposed 5-year goals and activities

After review of the proposed plans, Commissioner Hartranft suggested that Rockville Library and the Nations Bank be added to the list of MHT forms to prepare. In response to her question about the installation of the date plaques and installation on "asbestos" siding, staff replied that staff member Cindy Kebba is working on this and making steady progress and could respond to installation on asbestos sided buildings. Commissioner Hartranft also noted that the Rockville Resources map needs to be updated and Peerless Rockville's GIS data should be added to make it accessible. The HDC questioned how and by what means this information could be presented to the public. Ms. McGuckian noted that Peerless is using their web site for this. They have completed three phases and are working on their fourth, but each phase has very small funding levels, never more than \$3,500 for the year. Commissioner Hartranft stated that the City should be proactive and not react to situations at the last minute. She suggests moving up the research on the Library and the Bank, which are proposed for demolition.

Commissioner Van Balgooy was concerned about the loss of staff. He suggested that maybe the City should hire a contractor to do research. He was concerned that the workplans are over-ambitious. Regarding the Historic Resources Management Plan, if a complete update is not possible at this time, he suggested updating the modern period context to 1984.

C. Commission Business

It was proposed at a previous meeting that HDC should co-sponsor Peerless Rockville's 2006 educational program and conference. It was proposed that if the HDC does co-sponsor the program, that they be videotaped to be presented on Cable Channel 11 and shared with the community. Staff noted that this is not currently in the budget, and if not added, a camera crew would need to be hired for this purpose. In discussion, the HDC noted that its mission encompasses public education and this series meets that need without staff preparing programs.

Commissioner Moloney made a **MOTION**, seconded by Commissioner Hitchcock, to co-sponsor the 2006 Peerless Rockville educational programs and conference. **VOTE: 5-0.**

**STATEMENT OF SIGNIFICANCE
302 LINCOLN AVENUE
ROCKVILLE, MD 20850**

THE COOK/WATERS/LEWIS HOUSE

STATEMENT OF SIGNIFICANCE:

This house is unique in Rockville and in Lincoln Park, a "grand" brick urban townhouse in an area of predominantly one to one-and-a-half story frame dwellings of modest proportions. Lincoln Park is a historic African American subdivision platted in 1891 outside Rockville by William Wallace Welsh. Welsh sold lots for \$80 each from 1891 to 1919. Welsh sold a lot in 1894 to George W. Cook and his wife, Fannie, and the house, with high style details similar to late 19th Century Railroad architecture, was built almost immediately thereafter. It is one of only 11 remaining structures built in Lincoln Park before 1920. Cook's wife, Fannie Hill, was the daughter of Reuben and Rachel Hill, one of the first settlers in the Lincoln Park area. The unique decorative details may be related to George Cook's employment on the railroad. The Cook heirs sold the house to Harry and Minnie Waters in 1929. The Waters family came to Montgomery County from Virginia, but soon became active citizens of Lincoln Park. The property remains in the ownership of descendants of the Waters family in 2006. Lincoln Park was annexed into Rockville's corporate limits in 1949.

The building at 302 Lincoln Avenue was built in 1894 and has been listed in Montgomery County and Rockville inventories of undesignated historic landmarks since 1976. The Historic District Commission found it met three of the four adopted Rockville criteria for Historical and Cultural Significance and two of five criteria for Architecture as follows:

I. Historical And Cultural Significance:

B. Is identified with a person or a group of persons who influenced society.

Identified with the Reuben Hill family and the Cook family. Reuben Hill was a slave that served in the Civil War and purchased land near the present community of Lincoln Park after emancipation. He and his wife are considered among the first settlers of this community, and many in the community are descendants of Reuben and Rachel Hill. Their daughter, Fannie Hill, and her husband George Cook built this second generation house that shows their increased occupational status as an employee of the Railroad.

C. Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (Refer to Rockville Context in the Historic Resources Management Plan)

Is included in Historic Context 6, "Maturation and Expansion of the County Seat, 1873-1931" under Theme 2, "Architecture, Landscape Architecture, Community Planning" under Lincoln Park (page 120) and under "Architecture". It is listed as currently identified resource #86, the Cooke House (M:26/15/2.) It also qualifies under African American history, post-civil war.

- D.** Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

Has interest for its unique architectural style that reflects new employment opportunities for African Americans that provided better pay and benefits than the previous farm and day labor. It also shows that African Americans were exploring opportunities in industries outside of Rockville and returning with influences from more sophisticated and more urban settings.

II. Architectural and design significance:

- A.** Embodies the distinctive characteristics of a type, period or method of construction.

It illustrates the late 19th Century urban brick rowhouse with detailed ornamental front façade and less significant side facades, a style not found elsewhere in Rockville during this era, or in Montgomery County except in Georgetown. It borrows details from the railroad architecture of E. Francis Baldwin and other of this period.

- E.** Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

It is an established visual feature due to its singular and unique physical characteristics.

If staff is authorized to file a Map Amendment, the Planning Commission will review the proposed Map Amendment and make a recommendation to the Mayor and Council. The Mayor and Council will hold an advertised public hearing, hear testimony, and make the final determination.



**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

March 2, 2006

SUBJECT: Map Amendment Application
MAP2006-00095

Applicant: Mayor and Council of Rockville

Date Filed: February 24, 2006

Location: 302 Lincoln Avenue



REQUEST: To change the zoning of 9,000 square feet of land known as the Cook/Waters/Lewis House at 302 Lincoln Avenue from R-60 to R-60 HD (Historic District) and create a single site (Landmark) Historic District.

Planning Commission Review Date: March 8, 2006
Mayor and Council Public Hearing: April 10, 2006 (tentative)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission concur that the property is eligible for historic designation and find that such zoning is in conformance with the adopted Lincoln Park Neighborhood Plan and will not present an adverse impact to the planning area or neighborhood.

Planning Area and Property Description

The Cook/Waters/Lewis House at 302 Lincoln Avenue is located in Planning Area Six, the Lincoln Park Planning Area. The most recent adopted Lincoln Park Neighborhood Plan was prepared and adopted as part of the Rockville Master Plan in 1984. The plan stressed three themes: neighborhood stability, affordable housing, and improved municipal services to the neighborhood. Encroaching industrial uses and cut-through traffic were seen as the most severe threats to neighborhood stability. The 2002 Comprehensive Master Plan reaffirmed the findings and recommendations of the 1984 Lincoln Park Neighborhood Plan and called for an update of the Neighborhood Plan. The Historic Preservation Chapter of the Comprehensive Plan mentioned Lincoln Park as a potential historic district but did not single out 302 Lincoln Avenue. An updated Lincoln Park Neighborhood Plan is under review before the Planning Commission at the present time.

The staff draft of the revised Lincoln Park Neighborhood Plan reaffirms the broad goals of the 1984 Neighborhood Plan and incorporates a Historic Preservation Chapter and recommendations. It proposes some type of preservation of the history and character of the neighborhood. It mentions the Cook (e) house at 302 Lincoln Avenue on page 37 as one of three resources that have been researched on a Maryland Historical Trust Historic Sites Inventory form.

This planning area is predominantly single-family residential area with the exception of an existing multi-family complex on Lenmore Avenue. The neighborhood is approximately 82 acres in size and contains approximately 230 households. The Lincoln Park Civic Association has nominated Lincoln Park for consideration as a local historic district or a conservation district. The neighborhood's housing stock is modest but generally well cared for. Maintenance of some properties has been a concern in the past and the City operates various programs to help qualified, low-income residents maintain individual residences and has stepped up rental property inspections. The City has also developed a Street Tree Master Plan but many rights of way are too narrow to support street trees. Another issue, poor drainage, is being addressed via an engineering plan: "*Lincoln Park - Drainage Improvements.*" Although there are no schools in the neighborhood, the Montgomery County Board of Education owns property on North Stonestreet Avenue that is used for storage and other industrial uses. These uses and other commercial operations along North Stonestreet have proven to be noisy and to encourage business traffic and parking in the neighborhood.

The 1894 house at 302 Lincoln Avenue is unique in Rockville and in Lincoln Park, a "grand" brick urban townhouse in an area of predominantly one to one-and-a-half story frame dwellings of modest proportions. Lincoln Park is a historic African American subdivision platted in 1891 outside Rockville by William Wallace Welsh. Welsh sold lots for \$80 each from 1891 to 1919. Welsh sold a lot in 1894 to George W. Cook and his wife, Fannie, and the house, with high style details similar to late 19th Century Railroad architecture, was built almost immediately thereafter. It is one of only 11 remaining structures built in Lincoln Park before 1920. Cook's wife, Fannie Hill, was the daughter of Reuben and Rachel Hill, one of the first settlers in the Lincoln Park area. The unique decorative details may be related to George Cook's employment on the railroad. The Cook heirs sold the house to Harry and Minnie Waters in 1929. The Waters family came to Montgomery County from Virginia, but soon became active citizens of Lincoln Park. The property remains in the ownership of descendants of the Waters family in 2006. Lincoln Park was annexed into Rockville's corporate limits in 1949. (For more information see Attachment C)

Process:

The property was nominated for designation by the owner, Carolyn V. Lewis, in September of 2004. The Historic District Commission held a public hearing on the property significance on January 19, 2006. Peerless Rockville and the property owners testified in favor of the designation. No testimony in opposition was received and the record was closed. The staff analysis of the property history and testimony found it eligible for designation as a single site (Landmark) historic district by the City of Rockville. The HDC concurred and recommended the site as eligible for historic designation on January 19, 2006. The Mayor and Council directed staff to file a Map Amendment Application for the rezoning on their behalf on February 21, 2006. The application was assigned application number MAP2006-00095.

The Planning Commission is requested to review the attached information and make a recommendation to the Mayor and Council. The Planning Commission review is not limited to historical, cultural, archeological, or architectural significance, but can encompass other planning criteria.

Impact:

The basic underlying zone and permitted uses of the property will not change. It is a single family detached residential structure and will remain a single family detached residence. The owners will be eligible for tax credits for maintenance and improvements to a historic property after designation. Any exterior changes in material or design must be approved by the Historic District Commission prior to issuance of a building permit or commencement of work.

Historical Summary:

It is likely that the area that became Lincoln Park was set aside for African American ownership because at least five black families had already purchased land and established homes in the general area by 1879. One of these families was that of Reuben Hill. The story of the Hill family in the 19th and 20th Century is illustrative of the restrictions and hardships that African-Americans encountered in their daily lives before desegregation. Reuben Hill (1832-1917) was a slave of the Stonestreet family before emancipation. His wife, Rachel Martin, was a free mulatto woman and thus their children were born free. Reuben and Rachel did not formally marry until 1871 since he was a slave. They purchased land on "Burgundy" east of Horner's Lane after their marriage, and are one of the five African-American families shown on the 1879 Hopkins Atlas map. Their daughter, Fannie Hill, was born in 1870 and married George Cook in 1886. Fannie (Hill) and George Cook built this house in 1894 in Lincoln Park across Lincoln Avenue from her brother's house, the Reuben T. Hill house at 305 Lincoln Avenue. The Reuben T. Hill House was designated as a Rockville historic site in 2003. The Cook house was sold in 1929 to Harry and Minnie Waters. The Waters family and their heirs, the Lewis family, have owned it to the present time. (For more information, see Attachment C.)

Staff Comments

This rezoning was processed at the request of the property owner with no objections expressed from the community. Designation is in compliance with both the 2002 Comprehensive Master Plan for the City of Rockville and the proposed revised Lincoln Park Neighborhood Plan and, as the basic use will not change, will not have a negative affect on the neighborhood or streetscape. Designation will allow placement of a historical marker that tells the history of the neighborhood and the contribution of the designated property. The property will also be eligible for the 10% Montgomery County property tax credit, and the 20% State of Maryland income tax credit for the rehabilitation of historic properties. Any significant changes in material or design to the exterior of the building, or the building of any new structures will be reviewed by the Historic District Commission for compatibility with the existing structure, and retention of the character of the structure and site.

Public Notification

Notices of the Historic District Commission (HDC) evaluation and meeting were sent via first class mail to the property owners, The Lincoln Park Civic Association, adjacent property owners and other interested parties on January 13, 2006. The site history, photographs of the site and neighborhood, and the agenda for the evaluation meeting were also posted on the city's web page.

Attachments

- A. Site Map
- B. Statement of Significance of 302 Lincoln Avenue
- C. History of 302 Lincoln Avenue
- D. Historic District Commission Staff Analysis
- E. HDC Minutes January 19, 2006

ATTACHMENT 4

search

- [home](#)
- [city government](#)
- [city business](#)
- [residents](#)
- [e-gov](#)
- [calendar](#)
- [faq](#)
- [contact us](#)

Home > Government > Boards and Commissions > Planning Commission > 2006 > Meeting No. 05-06 March 8, 2006

Planning Commission

Planning Commission Meeting No. 05-06
Actions
Wednesday, March 8, 2006

I. RECOMMENDATION TO THE MAYOR AND COUNCIL

A. Map Amendment Application MAP2006-00095, Mayor and Council of Rockville - to place the house at 302 Lincoln Avenue in a Historic District by rezoning the property from the R-60 (one Family Detached Residential) Zone to R-60 HD (Historic District) Zone.

Recommended approval 7-0.

B. Text Amendment Application TXT2006-00218, Mayor and Council of Rockville - to remove the ability to create new residential pipe stem lots from the Zoning Ordinance.

Recommended approval 7-0.

II. REVIEW AND ACTION

A. Final Record Plat PLT2006-00456, Fallsgrove Holdings 4, L.L.C. - for the creation of a single record lot of 7.66 acres in the Fallsgrove development, located along the west side of Research Boulevard north of West Gude Drive.

Approved with staff conditions 7-0.

B. USE Permit Application USE2006-00695, Montgomery County Public Schools - for the replacement of College Gardens Elementary School with a two story, 92,761 square foot facility at 1700 Yale Place in the R-90 Zone.

Approved with staff conditions 7-0. Denied waiver of underground transformer requirement by vote of 6-1 (Commissioner Medearis opposed)

C. Waiver Request, Orteck International c/o Diane Wulepski and Sonny Veen - request for a waiver of the requirement that transformers be located underground at 706 Rockville Pike in the RPC (Rockville Pike Commercial) Zone.

Approved waiver request 7-0.

The Commission will take up the renaming of Newmarket Street at its 3/22 meeting. The suggested name is "Reuben Street", after Reuben Hill, early resident of Lincoln Park.

Note: The April 12 meeting is moved to April 5.

24