



June 10, 2005

MEMORANDUM

TO: Historic Preservation Commission

FROM: Robin D. Ziek, Preservation Planner

SUBJECT: Evaluation for Historical, Architectural or Cultural significance
339 Lincoln Avenue, Lincoln Park

Description: Block 1, Lot 20 Lincoln Park Owner: Ludbin Alba
R60 zoning, 6,332 sq. ft. 428 Macarthur Drive, Rockville

Staff does not recommend this site for designation as an individual Historic District. The property is within the research area of the Lincoln Park Community Preservation Plan. In a local historic district, it could be considered a Contributing Resource, with alterations over time. It does not, however, meet the criteria for single site significance.

Architectural Significance: Not individually significant

The property at 339 Lincoln Avenue is a Vernacular example that illustrates changes over time, as the house developed from a small one-story house to a larger two-story house. As a Vernacular structure, it is simple stylistically, with little that is distinctive. The earliest architectural elements, the two porch columns, are, most certainly, reused fragments from another site. The early small home is subsumed into the existing two-story home. Non-original materials include replacement doors and windows on the first floor.

Cultural and social significance: Not individually significant

The property at 339 Lincoln Avenue is associated with a long-term local family of note: the Raymond P. Smith and Irene K. Smith family. Mr. Smith was well-known as responsible local landlord, with many properties in Lincoln Park. Had all seven of his known rental properties on Lincoln Avenue been proposed for designation as a non-contiguous historic district, 339 Lincoln Avenue could have been included as a contributing resource. Mr. and Mrs. Smith lived next door at 337 Lincoln Avenue, and the house at 339 Lincoln Avenue is not necessarily the best representative site to tell their story.

Archaeological resources: Some potential

The property has been occupied at least since the early 1920's. There would have been a well (perhaps identified as the extent foundation to the southeast of the house) and a privy, as well as outbuildings that have been identified in drawings as well as through local tradition. Excavations at specific sites or artifacts collected during soil disturbing activities could contribute to our understanding of the material culture of the local residents. This would similarly apply to all properties in Lincoln Park that were built in the 1920's.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No.

1. Name of Property (indicate preferred name)

historic Raymond P Smith & Irene K. Smith Rental Property

other

2. Location

street and number 339 Lincoln Avenue not for publication

city, town Rockville vicinity

county Montgomery

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

name Ludbin Alba

street and number 428 Macarthur Drive telephone 301-424-0338, 202-391-1602

city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Rockville Court House liber folio (see 16761/412 1999)

city, town Rockville tax map GR43 tax parcel Block 1, Lot 20 tax ID number 2923695

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: The Lincoln Park subdivision was determined eligible for listing in the NR; This would be a Contributing Resource.

6. Classification

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

7. Description

Inventory No.

Condition

excellent deteriorated
 good ruins
 fair altered

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

This is a two-story, four-bay, side-gable wood framed Vernacular structure. A front-gable porch with two turned wood porch columns protects the front door. The wood siding is a plain lap, and the roofing is asphalt shingle. The windows are variously wood with 6/6 glazing at the second story, and vinyl 1/1 replacement windows at the first floor level. There is an internal brick chimney in the front roof slope. The foundation is brick, with block under the later west addition. Brick piers are evident at the southeast corner, perhaps indicating a prior back porch. At the rear, a one-story porch with a shed-roof encloses the back door. There are replacement wooden steps. There is indication of alterations with siding splices at two locations – at the northwest corner, front façade; and, at the southeast corner, east façade. The structure has extensive termite damage, especially noted in the cellar joists, the exterior east wall studs, as well as several areas of floor boards on the first and second floors.

* * * * *

This two-story side-gable house is a prominent feature at the corner of Lincoln Avenue and N. Horners Lane. This house illustrates a Vernacular structure, with alterations over time. The plain wood lapped siding matches over the entire house, but structural evidence indicates that this was once a one-story three-bay house fronting Lincoln Avenue. On the front façade, a one-story cornerboard lines up with the existing internal chimney, suggesting that it was once an external chimney. Foundation materials indicate that the two-story bay on the west side of the house, with its concrete block foundation, was added to the house. The main foundation is stone, with brick piers under the southeast portion. This was subsequently underpinned with concrete and a partial basement was built under the kitchen room in the southeast corner. This foundation has brick infill panels between the piers, and then the concrete underpinning below that. Just to the east of the rear porch, there are concrete exterior steps leading down to a partial basement.

The front porch protects the front door, spanning between the front windows. It has a concrete floor, and the front-gable roof is supported by two turned wood columns, more typical of a late 19th century structure. The columns match the two on the adjacent house at 337 Lincoln Avenue, and they may have been salvaged from an earlier home at the time of construction. The site slopes down slightly from north to south, with the front door only one step up from grade, while the foundation at the rear elevation is approximately 20” high. The two-story west side of the house sits on a block foundation that shows some signs of failure, with visible bowing.

The windows at the second story are all wood, 6/6 sash with narrow trim. At the first floor, all the windows are 1/1 vinyl replacement windows with the trim wrapped with aluminum. The 6-panel replacement front door currently has narrow trim, but the ghost of the original wider trim is still evident.

There is a brick and concrete foundation at the southeast corner of the property, which may have been a well-house. Also at this corner, is a mature oak tree of great stature. The driveway for the property is accessed off of N. Horners Lane. It is also used by the adjacent property at 337 Lincoln Avenue.¹ The property plat indicates that there is a 15’ easement for storm drainage running east-west through the middle of the property.

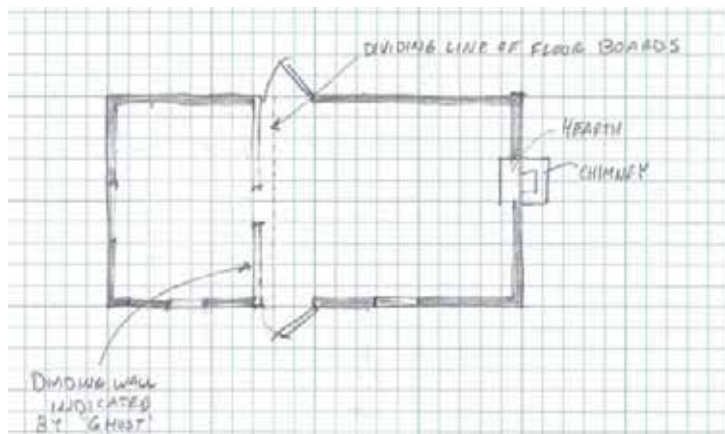
¹ These two homes, 337 and 339 Lincoln Avenue, were originally on the same lot.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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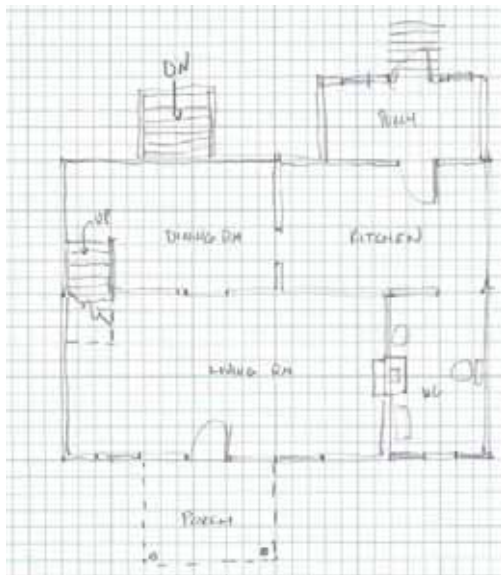
Original configuration of house,
one-story with stone foundation,
1922-1932.



North

Drawings not to scale RDZ

Existing Conditions, 1st Floor



Existing Conditions, 2nd Floor



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North Facade



North Façade Column detail



Northeast facades



Northwest facades



Southeast facades



Foundation at southeast corner of property



8. Significance

Inventory No.

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 type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" 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 checked="" 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 checked="" type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates	1922; 1932; 1971; 1991	Architect/Builder
Construction dates	ca. 1925; ca. 1935	

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.)

The house at 339 Lincoln Ave was built around 1925, and is one of the earlier homes in the original Lincoln Park subdivision that was first platted in 1891. Lincoln Park was one of the first subdivisions in Montgomery County available to African-Americans. The 300 block of Lincoln Avenue was the first section of Lincoln Park to be offered for sale. The house has been enlarged from a one-story house to a two-story house, while the lot has been previously subdivided and also reduced with road widening.

DISCUSSION

The 300 block of Lincoln Avenue is William Wallace Welsh's original 1891 subdivision of Lincoln Park.² Welsh bought the 8.06 acres that make up the original subdivision from Chandler Keys in 1891 for \$806. The tract was a part of the larger Valentine's Garden Enlarged, which part Keys had bought from Henry Harding in 1852.³

The subdivision plat shows that the name was initially "Congo Park," but that "Congo" was crossed out and "Lincoln" added in. The original platted subdivision consisted of blocks 1 (south side) and 2 (north side) of the 300 block of Lincoln Avenue, both blocks being essentially the same. Within Block 1, four lots (#1-4) were platted along Horner's Lane, and twelve lots (#5-12) fronted Lincoln Avenue.

According to the research by Sharyn Duffin, Eileen McGuckian, and Michael Dwyer in 1979 for the designation of Lincoln Park to the Montgomery County Locational Atlas (site number 26/15):

"Lincoln Park is significant as one of the first real estate ventures in Montgomery County intended for sale to blacks. The origins of Lincoln Park, therefore, differ from those of earlier black settlements, which usually trace their origin to a gift or purchase of land by freed slaves.

Prior to the Civil War, there were few black land owners in the County, and most of these were located in the Quaker Community of Sandy Spring. The majority of Montgomery County Black communities were established after the War. By 1880 the Rockville area had five major concentrations of blacks—on Falls Road, Janetta, along Dover Road and in Avery near Rock Creek, and in the central part of the Town itself.

² Plat Book B, Plat 13. Copied from Liber J.A. 23 Folio 391 [2/3/1891].

³ Patricia Littlefield, MHT form for 325 Lincoln Avenue, Item 8, March 2002.

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To Rockville in 1865 came William Wallace Welsh, a former Hyattstown resident and Union soldier. He clerked in John H. Higgins' general store and by 1884 had saved enough money to start his own business. He constructed a store⁴ near the railroad tracks and employed a number of blacks. Some of Welsh's employees and regular customers were to become early residents of Lincoln Park.

Welsh purchased 8.06 acres of land at \$100 per acre from Chandler Keys in 1891, and another 7.1 acres from the estate of Mary Dodd the following year. ... [L]ots were each approximately 50' by 200' and sold for \$80 each. The first sale came in 1891. The Dodd property was platted the following year as 'the First Addition to Lincoln Park.' By the time of Welsh's death during World War I, most lots had been sold and about 30 houses had been constructed, among them rental units belong to Welsh.

Many of the men who lived in Lincoln Park worked on surrounding farms, on the railroad, at Hickerson's mill, at Welsh's store, or as skilled craftsmen. The women who lived in Lincoln Park were employed as domestics in the large homes in the West End and in the hotels that accommodated weekend and summer guests from Washington. The community was bound by friendship, blood, and marriage. The children attended a segregated two-room school. Two black churches were available nearby, as were a number of fraternal and social organizations."⁵

The subject property was originally platted as Block 1, Lots 4 and 3. These lots fronted N. Horners Lane, along with Block 1, Lots 1 and 2. Until 1949, Lincoln Park was part of unincorporated Montgomery County; and, properties here were not regulated by the City of Rockville until the mass annexation of 1949. As part of the County, this area was not strictly monitored. Both houses at 337 and 339 Lincoln Avenue were constructed fronting Lincoln Avenue, and both were built on Lot 4.

The 1949 Sanborn Insurance Map shows these two homes on one unified property. This often indicates a unity of ownership, despite underlying platting. Both homes are notated as "one-story dwellings", with one-story porches at the front doors. The 1949 map also shows a large one-story garage (auto house), and a small one-story shed in the general vicinity of the brick and concrete foundation that is visible today at the southeast corner of the property.⁶ The same information is depicted on the 1960 Sanborn map. Deed research indicates that, by 1937, Raymond P. Smith and his wife Irene K. Smith owned Lots 1,2,3 and 4 in Block 1. Raymond Smith was a well known landlord in Lincoln Park, including seven properties on Lincoln Avenue. He was well-respected for his care-taking of the properties and the wider community.⁷

⁴ This store later became Wire Hardware.

⁵ Peerless Rockville Lincoln Park file, "ACHS Summary Form."

⁶ The current resident of 337 Lincoln Avenue, David Ricks, grew up here and pointed out the vicinity of the garage building, noting there has been a "blacksmith's shop" here. He also thought the foundation was for a well.

⁷ Lincoln Park Community Preservation Research, 2004.

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Deed and Plat Research

Lots 3 and 4, Block 1

- 1922 Margaret Welsh sells to Rufus & Lavinia Johnson.
- 1929 Lavinia Johnson (widow) sells to William E. Smith.
- 1932 William E. Smith sells to Daniel W. Snowden and Irene K. Snowden.
- 1963 Victor Crawford, Trustee to convey to Irene K. Smith and Raymond P. Smith & Irene K. Smith.

Note: 1971: Re-Subdivision of Lots 2, 3, 4 to reorient them to Lincoln Avenue, as Lots 17, 18.⁸

Note: 1991: Re-subdivision of Lot 18 to Lots 19 and 20.⁹

- 1999 Raymond P. Smith, et.al, sells to Sean Riley.
- 2005 Sean Riley sells to Ladbini Alba.

Lots 1 & 2, Block 1

- 1901 Margaret Welsh sells to Charles D. Cook for \$160.00 [sale recorded in 1905].
- 1912 Benjamin Cook, Jane Young, George Cook, Lavinia Cole, Mary Cook [widow of Charles Cook] sell to Emily Sedgwick, wife of Horace Sedgwick.
- 1920 Emily Sedgwick & Horace Sedgwick sell to Mamie Tyler and Hanson Tyler.
- 1937 Property is sold [because of arrears for taxes] to Raymond Smith and Wife by J. Forest Walker, Treasurer for \$27.46.
- 1938 Quit Claim issued to Raymond Smith and Irene Smith.
- 1959 Raymond Smith and Irene Smith sells to William Jenkins and wife [November 27, 1959].
- 1960 William F. Jenkins and Ethel M. Jenkins, his wife sell to Raymond Smith and Irene Smith [January 20, 1960].
- 1960 Raymond Smith and Irene Smith sell to D. Adolph Williams and Mary Y. Williams [April 4, 1960].
- 1961 D. Adolph Williams & Mary Y. Williams sell to Raymond Smith and Irene Smith.

A house was built on Lot 1 ca. 1965. Lots 2, 3, and 4 were treated as a unity for many years, as is recorded in the Sanborn Insurance maps for 1949 and 1960. According to the State tax records, the subject property at 339 Lincoln Avenue was built house 1925, and the neighboring house at 337 Lincoln Avenue was built in 1935. By 1937, all of the parcels involved (#1-4) were owned by Raymond P. Smith and Irene K. Smith.

In 1971, Raymond P. Smith and Irene K. Smith, his wife, recorded a re-subdivision of the property. At this time, Lots 2, 3, and 4 were reconfigured to front Lincoln Avenue as lots 17 and 18.¹⁰ Lot 17 was 65' wide with 9,188 s.f.; and, Lot 18

⁸ Plat #. 10135, 09/03/1971. The Smiths owned the property as of 1963 (see Liber 3114 Folio 315).

⁹ Plat 18281, 08/09/1991.

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was 98' wide, with 13, 354 s.f. Lot 18 was significantly larger as there were two existing homes on this property (now #337 and 339 Lincoln Avenue). At the same time, land at the corner of Lincoln and N. Horners Lane was dedicated to public use for the streets. The City also held a slope easement to accommodate road work along N. Horners Lane, but such easements are only temporary. A different encumbrance on the property, however, was platted with an easement for a storm drain that passed through the middle of both Lots 17 & 18.

In 1991, a second re-subdivision of Lot 18 was recorded that provided individual lots for the two existing homes on that lot. Lot 19 was platted for #337 Lincoln Avenue, and Lot 20 was platted for #339 Lincoln Avenue. The lots measured just under 50' wide and were 142' long. Lot 19 contained 7,021sf, while Lot 20 contained 6,333 s.f.¹¹

Raymond P. Smith et.al. (estate) sold the subject property in 1999 to Sean and Cheryl Riley.¹² The Rileys sold the property in 2005 to the current owner.

Summary

Between 1932 and 1937, Irene K. Snowden apparently remarried and became Irene K. Smith. She and her husband, Raymond P. Smith, owned the subject property until 1999 and used it as a rental property. They purchased the adjacent lots 1 & 2 in 1937, and incorporated Lot 2 into their re-subdivisions in 1971 and 1991. They didn't live at the subject property, but lived next door at 337 Lincoln Avenue.¹³ Recent, long-term tenants at the subject property were William and Estelle Lockett. Ms. Lockett was well known in the neighborhood and a favorite with the local children at Halloween.¹⁴

¹⁰ Lot 1 is 592 N. Horners Lane.

¹¹ Plat 18281, requested by Beverly Canaday; 1991/08/09.

¹² 16761/412. Mr. Smith had passed away ca. 1980 [information from Sharon Duffyn].

¹³ Information from the Lincoln Park Community Preservation project, 2004.

¹⁴ Information from the Lincoln Park Community Preservation project, 2004.

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Building history

A small one-story wood framed house with a rubble stone foundation, and no basement, was first built at this property. The house measured approximately 10' x 20'. The front door was off-center, and one entered directly into the larger room, while a dividing wall to one's left separated a smaller room. There was a fireplace on the west wall. The floors were 5" wide yellow pine tongue-and-groove, laid on joists that sat directly on the ground. A joint for the west room floorboards is seen in front of the entry door, and the dividing wall between the two interior rooms was built over the cavity between floor joists rather than directly on top of one.¹⁵ The pine floorboards in the west room were painted, and those in the east room were not.

An entrance porch was built essentially on grade, with two turned columns supporting the front-gable roof¹⁶. The porch ceiling was covered with narrow beaded board, although the rafter tails were exposed. An additional room, with oak flooring,¹⁷ was added at the southeast corner of the house using brick piers to support the joists, and with brick infill panels to provide a perimeter foundation. It was built over a low crawl space, with joists on grade or in close proximity.¹⁸ A narrow stairway may have been built to provide access to the attic area.¹⁹

Subsequent construction transformed the house into a full two-stories, as it looks today. An addition with a concrete block foundation was added to the west side of the house that also squared out the south side of the house. Two additional rooms were added on the first floor (kitchen and bathroom/utility room). The stairs were probably adjusted at this time and the two bedrooms on the south side of the house were added, as well as a second floor bathroom and closets. The windows on the second floor are all wood 6/6 double-hung sash. The

¹⁵ This may have been between 1922-1929, by Rufus & Lavinia Johnson.

¹⁶ The two turned columns match those on the adjacent house at 337 Lincoln Avenue, indicating the possibility that this porch was added at the time that 337 Lincoln Avenue was constructed. By 1937, Raymond P. Smith and Irene K. Smith owned all of Lots 1-4, Block 1.

¹⁷ The oak flooring may have been added when the basement space was excavated. The rest of the flooring in the house is yellow pine.

¹⁸ Every joist has extensive termite damage and has been "sistered" with new joints sandwiching the old, and providing the support for the structure above.

¹⁹ A patch in the floor at the head of the existing stairs indicates the possibility that the stairs were rebuilt, perhaps to change the pitch.

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floors are yellow pine. This addition was also built without a foundation. The footing for the concrete block appears to have been inadequate, as the foundation on the west elevation is bowing out (failing).

A rear porch was added off of the new kitchen. The west porch elevation was sided with the plain lapped siding of the house, while the south and east facades are enclosed with beaded board siding, with windows in each façade.

Today, the driveway is located at the approximate location of the storm drain easement that affects both properties at 337 and 399 Lincoln Avenue. A storage shed has been added behind 337 Lincoln Avenue, and the 20th century garage that is indicated on the 1949 and 1960 Sanborn maps has been removed. The brick and concrete foundation remains to mark the spot of a small one-story shed southeast of the house that may have been a well house.



1st floor yellow pine floor boards and possible "ghost" of dividing wall



Cellar view showing original stone foundation (a), brick corner piers (b), brick perimeter foundation (c), concrete underpinning for cellar (d).

9. Major Bibliographical References

Inventory No.

Sanborn Fire Insurance Maps

Lincoln Park Preservation Plan Research, 2004, City of Rockville.

10. Geographical Data

Acreage of surveyed property 6,332.50 s.f.
Acreage of historical setting Lots 2, 3, 4
Quadrangle name Rockville

Quadrangle scale: 1:50,000

Verbal boundary description and justification

Lincoln Park, Block 1, Lot 20.

UTM 18 314569E 4329242N

11. Form Prepared by

name/title	Robin D. Ziek, Historic Preservation Planner		
organization	City of Rockville	date	6-1-05
street & number	111 Maryland Avenue	telephone	240-314-5000
city or town	Rockville	state	MD

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