



July 15, 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
R60 zoning, 6,332 sq. ft.

Owner: Ludbin Alba
428 Macarthur Drive, Rockville

Staff continues to 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 because of lack of integrity with regard to the distinct Periods of Significance for Lincoln Park.

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. During the First Period of Significance of Lincoln Park (1891-1926), there may have been a house on this property. Indications are that the earliest part of the subject property was a one-story two-room house, with a fireplace on the west wall. This building was built on grade, with a stone perimeter foundation. As Mrs. Welsh sold this property in 1922 after the death of her husband for \$10 and other considerations, and this contrasts with the sale of an adjacent lot for the standard empty lot price of \$80/lot, the 1922 deed may indicate that a building was already present on this property. It is known that William Welsh, who subdivided this land for Lincoln Park, also constructed some rental properties in this subdivision. The small core building may be the remnants of one of his rental properties. As such, this one-story core building has been significantly altered with the additional 2nd story and south and west additions. Therefore, the property lacks integrity with regard to this First Period of Significance.

Indications are that an additional room was constructed behind the original house, using brick for the foundation material. A stairs probably led to the 2nd story, and indications in the framing are that the roof line at that time may have been different from the current roof. The oak flooring is mid-20th century, or later, and would either indicate a post-WWI date, or a later installation after the initial flooring was damaged (probably by termites). These alterations would fall under the Second Period of Significance for Lincoln Park (1926-1949), when the area was still outside of the Rockville City limits. Relevant themes include the continued subdivision activity here and the construction of rental and speculative sale houses for African-Americans. This phase of the house has been altered with the additional construction of the

two-story west addition and associated alterations in the roof construction. Therefore, the property lacks integrity with regard to this Second Period of Significance.

The house in its current form, with the two-story west side addition that added the kitchen, bathroom and rear porch on the first floor, and additional bedroom space and bathroom and closets on the second floor, expanded the size of the house, while matching its general massing. The second story windows are all early-to-mid-20th century 6/6 double hung sash, and several of them were probably moved from other locations on the house when the addition was built. All of the first floor windows have been replaced with vinyl, and the doors have been replaced as well. Indications are that a side door may have been enclosed at some point, and other alterations are indicated in the siding. It appears that the owner matched the original wood siding with the subsequent alterations, so that the siding appears fairly uniform over the entire house; it has been painted several times, indicating some age. The property does not fall within the themes for the Third Period of Significance (1949-1970), when the area was annexed by the City of Rockville. Themes include the construction of multi-family units, and seeing a change with migrant populations moving into the City. Therefore, the property would not be identified under this Third Period of Significance for Lincoln Park.

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.

In terms of the owners and residents of this property, the City Utility records from the 1950s-1980s do not even list this house, listing this Parcel 18 with the address of 337 Lincoln Avenue, and paid by Raymond Smith. By 1985, however, 339 Lincoln Avenue does show up as a separate account in the Utility records, with Ms. Luckett listed as the responsible party. Deed research shows that she did not own the house, but she did live there into the 1990s. A subsequent renter was Ms. Gladys M. Christian. While Ms. Luckett was well-known in the neighborhood, there is no evidence that she is “individually significant within the historic context.” [Applying National Register Criterion B.]

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.