

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/15/2

## 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street and number 302 Lincoln Avenue  not for publication  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	_____ buildings
<input type="checkbox"/> object		<input type="checkbox"/> education	_____ sites
		<input type="checkbox"/> funerary	_____ structures
		<input type="checkbox"/> government	_____ objects
		<input type="checkbox"/> health care	_____ 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:	
			<b>Number of Contributing Resources previously listed in the Inventory</b>
			<u>1</u>

## 7. Description

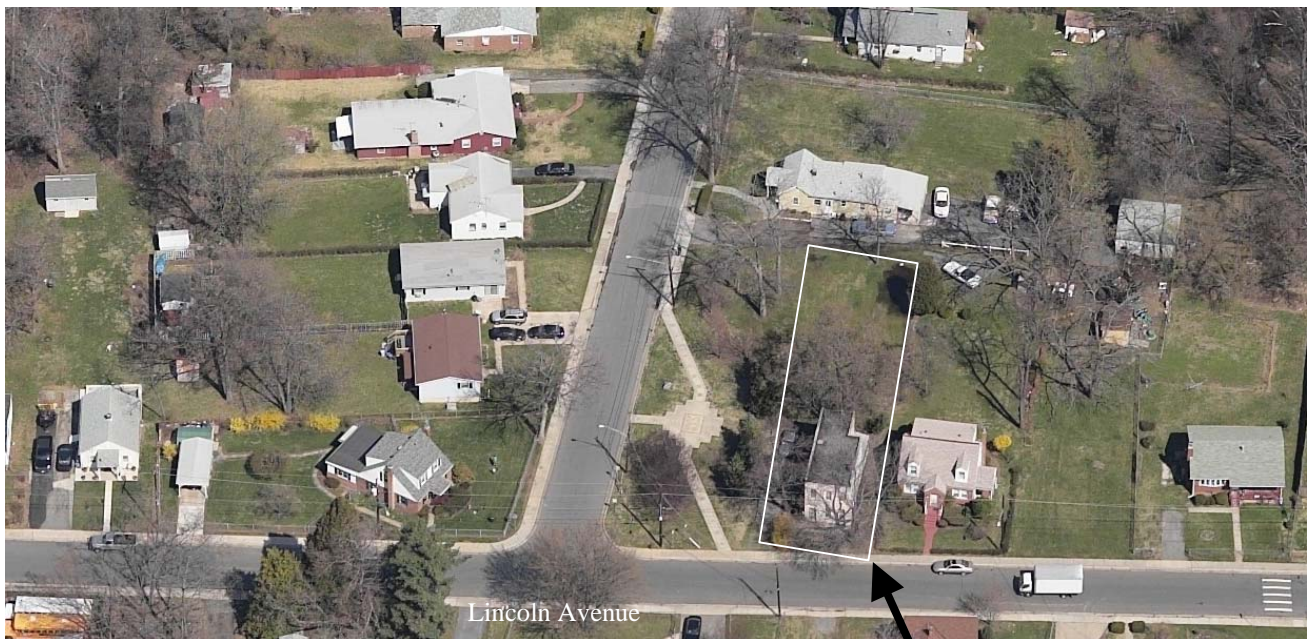
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### Condition Demolished

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 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.

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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.



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.



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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

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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 19<sup>th</sup> 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.<sup>1</sup> 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".<sup>2</sup> 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.

<sup>1</sup> Ledger belonging to Billy Wire, Wire Hardware Co., Rockville.

<sup>2</sup> Land Records of Montgomery County, Md., Plat Book, Plat 13.

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In 1894, Welsh sold a lot in his "First Addition to Lincoln Park" to George W. and Fannie Cook.<sup>3</sup> Cook built this grand brick townhouse almost immediately.<sup>4</sup> 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.<sup>5</sup>

"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,<sup>6</sup> 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.<sup>7</sup> His family probably worked for the railroad.<sup>8</sup>

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.<sup>9</sup> In the 1900 U.S. Census<sup>10</sup> 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

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<sup>3</sup> 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.)

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

<sup>5</sup> Lincoln Park Architecture Exhibit Text, 1993, City of Rockville Planning Department files.

<sup>6</sup> U.S. Census, 1880, Maryland, Montgomery County, 4<sup>th</sup> Election district.

<sup>7</sup> Montgomery County, MD. Marriage license records.

<sup>8</sup> 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.

<sup>9</sup> Southlawn was previously Avery Road.

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

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

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 Street<sup>12</sup> 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.<sup>13</sup>

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.<sup>14</sup>

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.<sup>15</sup>

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<sup>11</sup> 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."

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

<sup>13</sup> 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.

<sup>14</sup> Land Records op. cit. 492/110.

<sup>15</sup> 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

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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.<sup>16</sup> 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.<sup>17</sup> He is also listed in the 1910 census working for his father, Samuel Ritchie.<sup>18</sup> 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.

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

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

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

<sup>18</sup> 1910 U.S. Census, Maryland, Montgomery County, page 122a.



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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. <sup>19</sup>

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. <sup>20</sup> 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. <sup>21</sup>

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.

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

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

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

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## 9. Major Bibliographical References

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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.

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## 10. Geographical Data

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

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

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### Verbal boundary description and justification

Block 1, lot 16, First Addition to Lincoln Park

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## 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