

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. _____

1. Name of Property (indicate preferred name)

historic Bessie Warren House
 other _____

2. Location

street and number 325 Lincoln Ave. not for publication
 city, town Rockville, Md vicinity _____
 county Montgomery

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

name Miriam Bowden
 street and number #8 Monroe Street, Apt 101 telephone _____
 city, town Rockville state Md zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber 11298 folio 378
 city, town Rockville tax map GR33 tax parcel _____ tax ID number 00180976

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

7. Description

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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.

SUMMARY

The house at 325 Lincoln Avenue is a small cross-gable two bay, two-story, structure. The main block of the house is 16 feet by 16 feet, with a shed-roof rear addition. It is covered in white stucco, trimmed in green. A hipped-roof porch extends across the front of the house. The roof is embossed tin shingles, painted silver. The foundation appears to be cinderblock. (photo 1) A stovepipe extends from a brick chimney in the rear slope of the roof. The house is typical of the houses in the 300 block of Lincoln Avenue, which are a mix of early twentieth century vernacular wood frame two-story houses and mid-twentieth century one-story brick and frame ramblers. At #327 next door is a large three-bay two-story house, one of the most prominent on the block. (Photos 2-4)

A concrete sidewalk edges the street. The lot shows signs of recent disturbance—fresh dirt and broken concrete where a driveway may have been to the left of the house. There is a makeshift black plastic fence at the sidewalk, presumably to control blowing dirt and run off. A cinderblock footprint of a planned addition remains to the right and rear of the house. Several large trees remain at the rear of the deep lot. (Photo 5) The front yard is planted in grass and is distinguished by a brick walk from the porch to the sidewalk.

DESCRIPTION

The house at 325 Lincoln Ave. is a small simple structure, identical in size and plan to two other houses on the block, #324 across the street (see photo 6) and #319 (see photo 7). The front elevation is two bays wide, with two bays on each of the two side elevations, one in the main block and one in the addition. (Photos 8 & 9)

The porch may have its original turned wood posts and railing on the two ends. The wood door and window trim is plain Craftsman style. The front door in the right bay is cottage style, with one light over horizontal raised panels. (Photo 10) The window trim on the side elevations is recessed into the stucco siding.

The attached worksheet from the Tax Assessor's Office indicates the footprint of the main block and rear addition measure 16 feet across by 26 feet deep, with a 6-foot deep front porch.

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Photos by Gail Littlefield,
April 2002.

Top left: 325 Lincoln front
(North) façade showing side
yards and adjacent
properties.

Middle left: 325 Lincoln
east façade.

Bottom left: 325 Lincoln
west façade.



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Top left – front porch detail
of 325 Lincoln



Middle left – rear yard of
325 Lincoln



Bottom left – 300 block of
Lincoln Avenue showing 325

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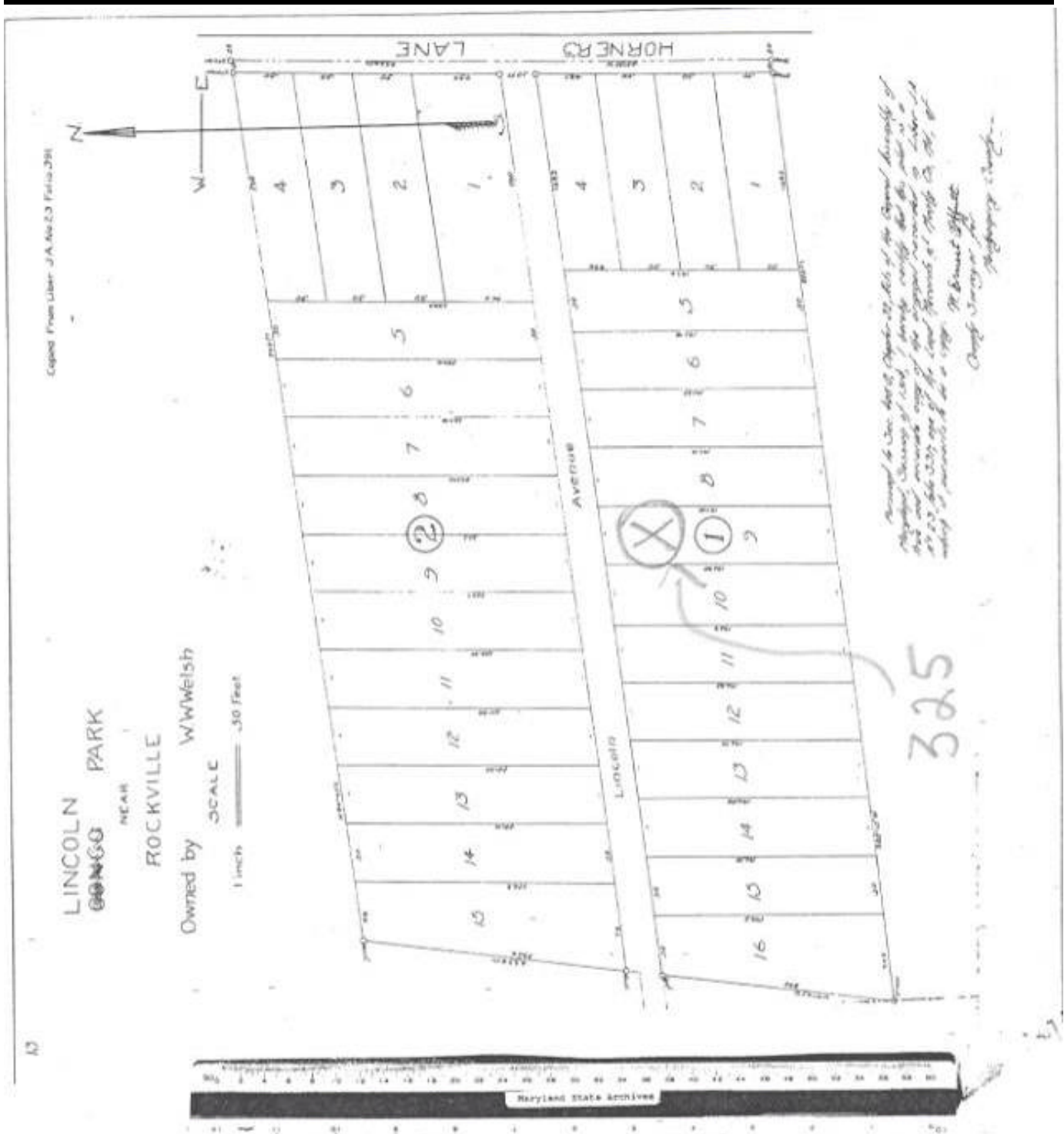
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8. Significance

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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 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 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

Architect/Builder

Construction dates 1922

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.)

SUMMARY

The house at 325 Lincoln Ave, built around 1922, is one of the oldest surviving and intact structures in Lincoln Park, originally platted in 1891. Lincoln Park was one of the first subdivisions in Montgomery County available to blacks. The 300 block of Lincoln Avenue was the first section of Lincoln Park to be offered for sale. The house at #325 was owned by the same family from 1923 to 1993, Mortimer and Bessie Warren and their children and grandchildren. Leonard Garner, grandson of Bessie Warren and one of the first black deputy sheriffs in Montgomery County, was raised in the house. The house exterior appears not to have been altered and is typical of Lincoln Park and of modest vernacular homes in Montgomery County.

DISCUSSION

The 300 block of Lincoln Avenue is William Wallace Welsh's original 1891 subdivision of Lincoln Park.¹ Welsh first named it "Congo Park," which was crossed out on the plat and renamed Lincoln Park a year later.² The original platted subdivision consisted of blocks 1 (south side) and 2 (north side) of the 300 block of Lincoln Avenue. Block 1 had four lots that faced Horner's Lone and 12 lots facing Lincoln Avenue, each about 50 feet wide by 200 feet deep. Block 2 across the street was almost identical, with a total of 15 lots. Lot 9, block 1, where 325 Lincoln Avenue is located, measured 50 feet wide by 197.06 feet deep.

Welsh bought the 8.06 acres that make up the original subdivision from Chandler Keys in 1891 for \$806.³ The tract was a part of the larger Valentine's Garden Enlarged, which part Keys had bought from Henry Harding in 1852.⁴

¹ Plat Book B, plat 13.

² Telephone interview with Eileen McGuckian by author, 4/3/02.

³ Montgomery County Land Records Liber JA23/391, Folio 2/3/1891. (Hereinafter L/Fxx/xx, date)

⁴

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According to the research done 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.

“ 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 store⁵ 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, about 30 houses had been constructed, among them rental units belong to Welsh. Fourteen pre-1920 structures remain.

“Many of the men worked on surrounding farms, on the railroad, at Hickerson’s mill, at Welsh’s store, or as skilled craftsmen. The women were domestics in the large homes in the West End and in the hotels which 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

⁵ This store later became Wire Hardware.

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were available nearby, as were a number of fraternal and social organizations.”⁶

In 1923, Welsh’s widow, Margaret A. C. Welsh (nee Higgins), and two of her children and their spouses, sold Lot 9, block 1, to Mortimer Warren. Mortimer Warren was listed in the 1900 census as colored, a day laborer, born in Maryland 8/1872, age 27. He was married to Margaret Warren, colored, born in 1878, who worked as a domestic. Their household was enumerated between two other households of colored residents, but five households away was the prominent white Thomas Groomes family.⁷ Lincoln Park residents remember “Mr. Mort” as a resident of 325 Lincoln Avenue, who kept a garden in the backyard. Mortimer Warren died March 24, 1946 and was buried at Lincoln Park Cemetery.⁸

It is not known exactly when or by whom the house at 325 Lincoln was built. The tax assessment worksheet lists 1922 as the date of construction. Fran Hawkins’ aunt Ethel Shelton, born in 1911, believes it was built by Barney Welsh, a prominent white attorney, businessman, and son of William W. and Margaret Welsh.⁹ There are two almost identical houses in the 300 block of Lincoln Avenue--#324, directly across the street from #325, -- and #319, a few houses to the west of #325. Bernice Howard, who used to live at #324, believes that #324 was built by Barney Welsh.¹⁰ No construction information was available for #319. It can be safely concluded that 325 Lincoln Avenue is among the earliest homes built in Lincoln Park.

The next transfer of #325 Lincoln Avenue was from John T. Bell, Trustee, to Bessie Warren and Leonard A. Garner, as joint tenants of the entirety.¹¹ Bessie Warren was the wife of Mortimer Warren. She is remembered by Lincoln Park residents as being quite elderly, probably a former domestic worker, and a member of Jerusalem United Methodist Church.¹²

Leonard Garner was Bessie Warren’s grandson, son of her daughter Naomi, but he was raised by Mrs. Warren. He was known as Billy and was employed at NIH, first in the motorpool and later in an office. He was also one of the first black deputy sheriffs in Montgomery County.¹³ His wife Dorothy was an administrative secretary in the oncology department at NIH. In her later years, Bessie Warren lived with Leonard and Dorothy Garner, his wife, at #334 Lincoln Avenue.¹⁴

⁶ Peerless Rockville Lincoln Park file, “ACHS Summary Form.”

⁷ Hurley, William, Montgomery County 1990 Census (MCHS).

⁸ Peerless Rockville Lincoln Park Cemetery file, from Snowden’s Funeral Home files.

⁹ Telephone interview with Fran Hawkins by author, 4/1/02.

¹⁰ Telephone interview with Bernice Howard by author, 4/1/02.

¹¹ L/F 3807/824.

¹² Telephone interviews by author with Lorraine Howard, 4/1/02, and Sharyn Duffin, 4/3/02.

¹³ Telephone interview with Gina Flowers Beck, grand-daughter of Leonard Garner, by author, 4/3/02.

¹⁴ Duffin interview.

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Gina Beck, granddaughter of Leonard and Dorothy Beck, remembers #325 as having a front room with a staircase up to two bedrooms and a bath. The kitchen was behind the front room. After Bessie Warren moved in with the Leonard Garner family, #325 was rented out. One of the tenant families was the Lewises, with sons Michael and Carrol, who later moved to the Haiti neighborhood.¹⁵

Bessie Warren died 9/26/70 and is buried at Lincoln Park Cemetery.¹⁶ In 1981, Leonard Garner, surviving joint tenant, transferred 325 Lincoln Avenue to himself and his wife Dorothy.¹⁷ Leonard Garner died on 8/21/1985. In 1987, Dorothy Garner transferred #325 as well as #334 to herself and her granddaughter, Gina Beck.¹⁸ In 1993, they sold #325 to Miriam Bowden for \$60,000.¹⁹ On October 14, 1995, Dorothy Garner died and was buried at Parklawn Cemetery.²⁰

Ms. Bowden vacated the house about a year ago when construction of an addition was halted. The attached tax assessment worksheet contains a notation that a building permit was issued in 1998 for a 1366 sq. feet addition, that the foundation was laid in 1999, but that as of November 2001, no further work had been done. A posted sign in front of #326 indicates it and #324 re subject to a petition for special exception to enable the Calvary Baptist Church to demolish them for a parking lot.

¹⁵ Beck interview.

¹⁶ Peerless Rockville Snowden Funeral Home files.

¹⁷ L/F 5649/3, 1/26/

¹⁸ L/F 7665/309, 4/11/87.

¹⁹ L/F 11298/378, 3/31/93.

²⁰ Montgomery County Historical Society obituary files.

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beginning the 1st day of June, 1900 to the 21st day of June, 1900. Carey Kingdon, Enumerator.

1	3	4	5	6	7	8	9	10	11	12	13	14	15	19
Rockville Town														
108	Duffin, Vachel *	Head	C	M	1849	50	M	35			Md	Md	Md	Day laborer
	Duffin, Rachel	Wife	C	F	06/1846	53	M	35	9	6	"	"	"	Domestic
	Duffin, Charles A.	Son	C	M	06/1870	29	S				"	"	"	House man
	Duffin, Mary	Dau	C	F	06/1876	23	S				"	"	"	Washerwoman
	Duffin, Henry	Son	C	M	09/1883	16	S				"	"	"	House Boy
	Duffin, George E.	Son	C	M	03/1886	14	S				"	"	"	Hostler
	Duffin, Virgie A. E.	Dau	C	F	03/1888	12	S				"	"	"	School
	Smith, Joseph C.	Gr son	C	M	04/1895	5	S				"	"	"	
	Smith, Charles	Gr son	C	M	04/1898	2	S				"	"	"	
* Vachel Duffin was married July 17, 1868 to Rachel Ridout.														
109	Alexander, Victoria	Head	C	F	03/1852	48	W		5	2	Md	Md	Md	Domestic
	Alexander, Bessie	Dau	C	F	11/1876	23	S		3	2	"	"	"	Washerwoman
	Alexander, Eloise	Gr dau	C	F	03/1895	5	S				DC	DC	"	
	Alexander, Marie	Gr dau	C	F	02/1896	4	S				"	"	"	
110	Gittings, George W.	Head	C	M	03/1837	62	M	3			Md	Md	Md	Well digger
	Gittings, Mary	Wife	C	F	05/1866	34	M	3	0	0	"	SC	Va	Washerwoman
111	Warren, Mortimer *	Head	C	M	08/1872	27	M	1			Md	Md	Md	Day laborer
	Warren, Margaret	Wife	C	F	1878	22	M	1	0	0	"	"	"	Domestic
Best guess as to given name.														
112	Jackson, Sylvia	Head	C	F	1840	60	W		4	3	Md	Md	Md	Domestic
	Jackson, Henry	Son	C	M	11/1876	23	S				"	"	"	Waiter
113	Scheirer, Alexander C.	Head		M	09/1841	58	M	30			Pa	Pa	Pa	Coach finisher
	Scheirer, Rachel F.	Wife		F	03/1848	52	M	30	5	4	Md	"	Md	
	Scheirer, Rymond S.	Son		M	03/1876	24	S				"	"	"	Electrician
114	Burdette, Willis B. *	Head		M	10/1871	28	M	4			Md	Md	Md	Public school supt.
	Burdette, Lula B.	Wife		F	11/1870	29	M	4	1	1	"	"	"	
	Burdette, Aubrey W.	Son		M	03/1897	3	S				"	"	"	
Willis B. Burdette was married June 6, 1896 to Lula B. Walker.														
115	McCullough, Thomas J.	Head		M	06/1862	37	M	13			Md	Ire.	Ire.	Hotel keeper
	McCullough, Hannah M.	Wife		F	05/1861	39	M	13	7	7	"	Ger	NY	
	McCullough, Marie F.	Dau		F	11/1887	12	S				Pa	Md	Md	School
	McCullough, Thomas E.	Son		M	04/1889	11	S				"	"	"	School
	McCullough, Frank J.	Son		M	06/1891	8	S				"	"	"	School
	McCullough, Mary H.	Dau		F	05/1893	7	S				"	"	"	School
	McCullough, Anna M.	Dau		F	02/1895	5	S				"	"	"	
	McCullough, Gertrude C.	Dau		F	10/1896	3	S				Md	"	"	
	McCullough, John W.	Son		M	01/1898	2	S				"	"	"	
116	Groomes, Thomas *	Head		M	04/1855	45	M	20			Md	Md	Md	Archt/builder
	Groomes, Agnes W.	Wife		F	01/1850	50	M	20	1	1	"	"	"	
	Groomes, Leonard W.	Son		M	09/1881	18	S				"	"	"	Book-keeper
	Leech, Annie	Servant		F	04/1883	17	S				"	"	"	Domestic
Probably Thomas C. Groomes married November 10, 1879 to Agnes E. Weer.														

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DOROTHY M.

GARNER, DOROTHY M.

On Saturday, October 14, 1995, DOROTHY M. GARNER, of Rockville, MD; beloved wife of the late Leonard A. Garner; devoted mother of the late Naomi G. Flowers; grandmother of Gina F. Beck. She also leaves one great grandson, Chase Garner Beck; one sister, Annie P. Rhodes; one son-in-law, Samuel Flowers; one grandson-in-law, Michael Beck; a devoted friend and caregiver, Ezel Seay; four nieces; one nephew; one great niece; three great nephews; other relatives and friends. Family will receive friends Tuesday, October 17, from 7 to 9 p.m. at Jerusalem-Mt. Pleasant United Methodist Church, 71 Wood Ln., Rockville, MD where funeral services will be held Wednesday, October 18, at 11 a.m. Rev. H. S. Jackson officiating. Interment Parkview Memorial Park. Arrangements by SNOWDEN FUNERAL HOME.

Obituary notice of Dorothy M. Garner

9. Major Bibliographical References

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Montgomery County Maryland Land records and plat, MHT M/26/xx for 327 Lincoln Avenue, Ruben Hill House; Peerless Rockville and Montgomery County Historical Society family and obituary files; Personal interviews.

10. Geographical Data

Acreage of surveyed property 9,000 sq. ft

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Lot 9, Block one of Lincoln Park

11. Form Prepared by

name/title Patricia G. Littlefield

organization _____

date

March, 2002

street & number P. O. Box 463

telephone _____

city or town Washington Grove,

state Md. 20880

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