

Site M:26/10/23

Cooke Lockett House

107 West Jefferson Street, Rockville

Built: 1881

Private/Restricted Access

Cooke Lockett was Principal of the Rockville Academy when he built this house directly across Jefferson Street from the school. It is an Italianate villa with symmetrical front facade of twin semi-octagonal bays, centered entrance porch supported by thin Tuscan columns and scroll bracketing. Although this unique house has been sheathed in aluminum siding, most decorative elements including full architrave on windows, heavy cornices and the bracketing are original. The ornamental wrought iron fence bordering the south edge of the large, treed lot is original.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Cooke Lockett house

and/or common

2. Location

street & number 107 West Jefferson Street not for publication

city, town Rockville vicinity of congressional district 8

state Maryland county Montgomery

3. Classification

| Category | Ownership | Status | Present Use |
|---|--|--|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | <input checked="" type="checkbox"/> not applicable | <input checked="" type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

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

name Joseph A. Kenary, et al

street & number 107 West Jefferson Street telephone no.: 251-0033

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 4809

street & number Montgomery County Courthouse folio 716

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register - West Montgomery Ave. Historic District - 1974
Locally designated historic district - 1974

date M-NCPPC - 1976 federal state county local

pository for survey records City of Rockville

city, town Rockville state Maryland 20850

7. Description

Survey No. M: 26/10/23

| | | | | |
|--|---------------------------------------|---|---|--------------------|
| Condition | | Check one | Check one | |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved | date of move _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | | |

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

The Lockett House fronts on West Jefferson Street, and is located on parts of lots 52, 53 and 54 in the original 1803 plat of the Town of Rockville. It is an example of the "Suburban Villa" style, with detailing meant to evoke the romantic image of the Italian summer house. This 1881 house remains in nearly original condition. It is L-shaped of frame construction over a brick foundation, 3 bays by 4 bays. The front (south) facade is balanced, having twin two-story three-sided bays with nearly flat roofs, but the rear is more picturesque, with asymmetrical wing, polygonal window and open loggia. The gable roof of the house is covered with standing seam tin.

The front (south) facade features a shallow porch centered between the twin projecting bays, and supported by thin square Tuscan columns. The undereaves are decorated with brackets of moderate scale. The windows in the bays are narrow one-over-one sash with wide lintels and cap moulding. The two main chimneys are prominent, arising from the gable ridge over the bays, and are of moulded brick. The wooden-paneled entrance door has a transom and molding to match the windows.

Both gable ends of the house are decorated by attic windows of lunette shape with heavy mouldings. The side windows are two-over-two with cap-moulded pointed lintels (more Greek Revival than Italian). The eaves are wide.

There is a rear wing to the north on the west bay of the house; it is two stories with gable roof. The second story of this wing has a flat-roofed polygonal room. There is another chimney in this wing, as well as two doors on the north facade.

Wrapped around the northeast corner of the house is a nearly flat roofed, bracketed porch that extends into a (recent) open loggia. Part of the brick foundation has been replaced by an in-ground concrete block garage, dug out beneath this corner. This has resulted in an enlarged "terrace", although the balustrade of flat, pierced, splat-shaped balusters has been reproduced to enclose the whole area.

The house has been sheathed by aluminum "German" siding, but the moulded cornice and brackets are extant on the front roofs and front and back porches. Window mouldings were preserved as well. The house is pictured in the 1890 Peerless Rockville promotional brochure and looks much the same today as it did then.

The large stable and stable lane leading to Adams Street have been replaced by a parking lot with entrance from Jefferson Street to serve the clients of the present law office. But the large, old trees, portions of the original brick sidewalk and the front section of decorative iron fencing remain.

13/11

8. Significance

Survey No. M: 26/10/23

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates 1881 Builder/Architect

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Lockett House is significant as the residence constructed for one of the 19th century participants in the building boom in Rockville that took place with the coming of the railroad in 1873. This development of Rockville as a desirable suburban location not only affected the physical look of the town, but also affected the fortunes of its citizens. Cooke D. Lockett, after twenty years as a noted educator, announced that he was declining the prospect of his 13th year as principal of the Rockville Academy, giving as his reason his entry into "...other building engagements, that will prove more lucrative and satisfaction".¹ The more lucrative career was real estate and resulted in financial success and the erection of this large house in 1881, which he occupied for twenty five years. It reflects Lockett's need for a fashionable house without flamboyance, a comfortable residence without ostentation.

The Lockett house is built on lots 52-55 of the original Town of Rockville. These lots were at one time the property of a "free colored man" named James Jones, who though freed by the Will of his master in 1807 was not able to procure his freedom until he petitioned the Court in 1815.² Through his trustees, between 1817 and 1819 he purchased most of the land in the block bounded by Jefferson Street, Commerce Lane, Adams Street and the western limits of the town (after 1823 the site of the Baptist Church and Cemetery). In 1831 his land comprised 2 1/2 acres.³

From 1846 to 1874 the allied Braddock and Miller families owned the land. John R. Miller received a warrant to resurvey the land in 1859 to correct errors. Although the resurvey took place in 1860 the warrant was not recorded until 1867, perhaps due to the uncertainties of the war years and Miller's secessionist sympathies. In 1867 the Miller land was renamed "Miller's Hope".

In the mid-19th century Cooke D. Lockett as a young teacher at the Rockville Academy met and married the girl next door to the school, one of Captain Johnston's daughters. He resigned his position at the Academy to join the Confederate Cavalry, but after receiving a disabling wound at the 2nd Battle of Manassas, he returned to Rockville to resume his duties at the Academy.⁵ The Academy had fallen on hard times, however, and since part of the Principal's salary was a percentage of tuition fees, he found it necessary to leave again.⁶ Between 1868 and 1874 he operated another private school in Rockville (Montgomery Female Seminary), but was again persuaded to return to the Academy as principal and sole faculty member. It was in that year that he purchased 3/4 acre of "Miller's Hope", directly opposite the Academy, though he was unable to build on his land at that depressed time.

In 1880 Lockett invested in the Mutual Building Association, entitling him to borrow the \$2,500 necessary for this house.

which was constructed in the suburban villa style, with Italian influences evident in the prominent double bay front, open loggia in the rear, and polygonal room. Lockett later added a large stable and enclosed the whole with an ornamental iron fence.

Lockett's real estate business prospered, the Washington Star and County papers carrying his advertisements for building lots and small farms for sale.⁷ He built several Rockville houses on speculation, including two on Thomas Street. After his death in 1913, the Jefferson Street house was owned by his heirs.

The Guy Watkins family lived in or retained ownership of this building for another 40 years from 1936 to 1972, when it was purchased by attorney Joseph Kenary for his offices.⁸

1. Montgomery County Sentinel, July 14 and July 21, 1887.
2. Montgomery County Land Records, Liber T, folio 451 (1817) for lots 52 and 55 and Liber U, folio 409 et. seq. (1819) for lots 53, 54, 56.
3. Montgomery County Tax Assessment, 1831 "James Jones (negro) - lots 52, 53, 54, 55, & 56 - 2 1/2 acres, unimproved"
4. Land Records, Liber EBP 4, folio 150.
5. Sentinel, Lockett obituary November 7, 1913.
6. Rockville Academy Minutes, various dates, quoted in Richard K. MacMaster and Ray E. Hiebert, A Grateful Remembrance, Rockville, Md. (1976) pp. 191, 192.
7. The Washington Star, April and May, 1889. In fact, Lockett handled the sale of the Julius West Farm to Henry Copp for the land which later became the "West End Park" development, selling 180 acres for \$100 an acre.
8. Land Records, Liber 624, folio 10 and oral interview with Hanson Watkins.

9. Major Bibliographical References

Survey No. M:/ 26/10/23

Montgomery County Land, Tax and Equity Records
Montgomery County Sentinel, Evening Star newspapers
Family genealogies, vertical files at Montg. Co. Historical Soc.
General County histories

10. Geographical Data

Acreeage of nominated property 32,598 square feet

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

| | | | |
|---|----------------------|----------------------|----------------------|
| A | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Zone | Easting | Northing |

| | | | |
|---|----------------------|----------------------|----------------------|
| B | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Zone | Easting | Northing |

| | | | |
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| C | <input type="text"/> | <input type="text"/> | <input type="text"/> |
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|---|----------------------|----------------------|----------------------|
| D | <input type="text"/> | <input type="text"/> | <input type="text"/> |
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|---|----------------------|----------------------|----------------------|
| E | <input type="text"/> | <input type="text"/> | <input type="text"/> |
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| F | <input type="text"/> | <input type="text"/> | <input type="text"/> |
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| G | <input type="text"/> | <input type="text"/> | <input type="text"/> |
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| H | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

Verbal boundary description and justification

Plat Book 101, Plat 11401

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Anne W. Cissel/ Eileen McGuckian, Arch. Desc.

organization Peerless Rockville date July 1984

street & number P.O. Box 4262 telephone 762-0096

city or town Rockville state Maryland 20850

The Maryland Historic Sites Inventory 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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING. RETURN COMPLETED FORM TO APPROPRIATE STATE HISTORIC PRESERVATION OFFICER.

Address of property: street 107 West Jefferson Street
city Rockville county Montgomery state Maryland zip 20850

Name of historic district in which property is located: West Montgomery Avenue Historic District

2. Description of physical appearance prior to rehabilitation:

Substantially the same as present. House was in rundown condition.

3. Statement of significance:

Built in about 1880 by Col. Cooke Lockett, formerly of Confederate Army. He was Headmaster of Rockville Academy and a prominent citizen. House presents prominent appearance.

Date of construction (if known): 1880 (+) Original site Moved

4. Name and mailing address of owners:

name Joseph A. Kenary, Gilbert E. Tietz and Thomas F. Hogan
street 107 West Jefferson Street
city Rockville state Maryland zip 20850
telephone number (during day): area code (301) 340-1200

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

signature Joseph A. Kenary date 1-24-78

For office use only

The structure described above is included within the boundaries of a National Register historic district and contributes does not contribute to the character of the district.

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with National Park Service procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), will likely will not be nominated to the National Register in accord with National Park Service procedures (36 CFR 60), and appears does not appear to contribute to the character of said district.

signature John W. Pence date 5/11/78
State Historic Preservation Officer

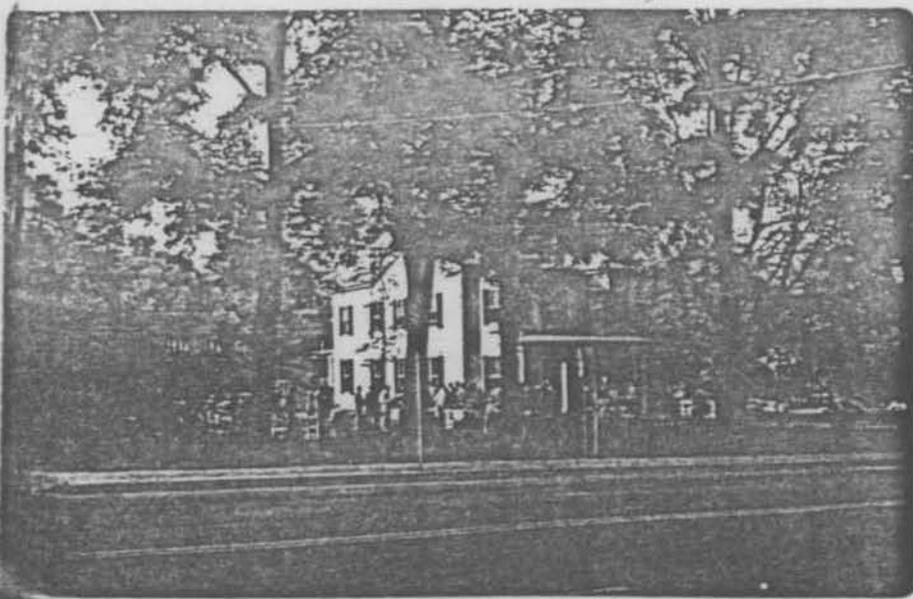
This property has been evaluated according to the criteria and procedures set forth by the National Park Service (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954: is hereby certified a historic structure. does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

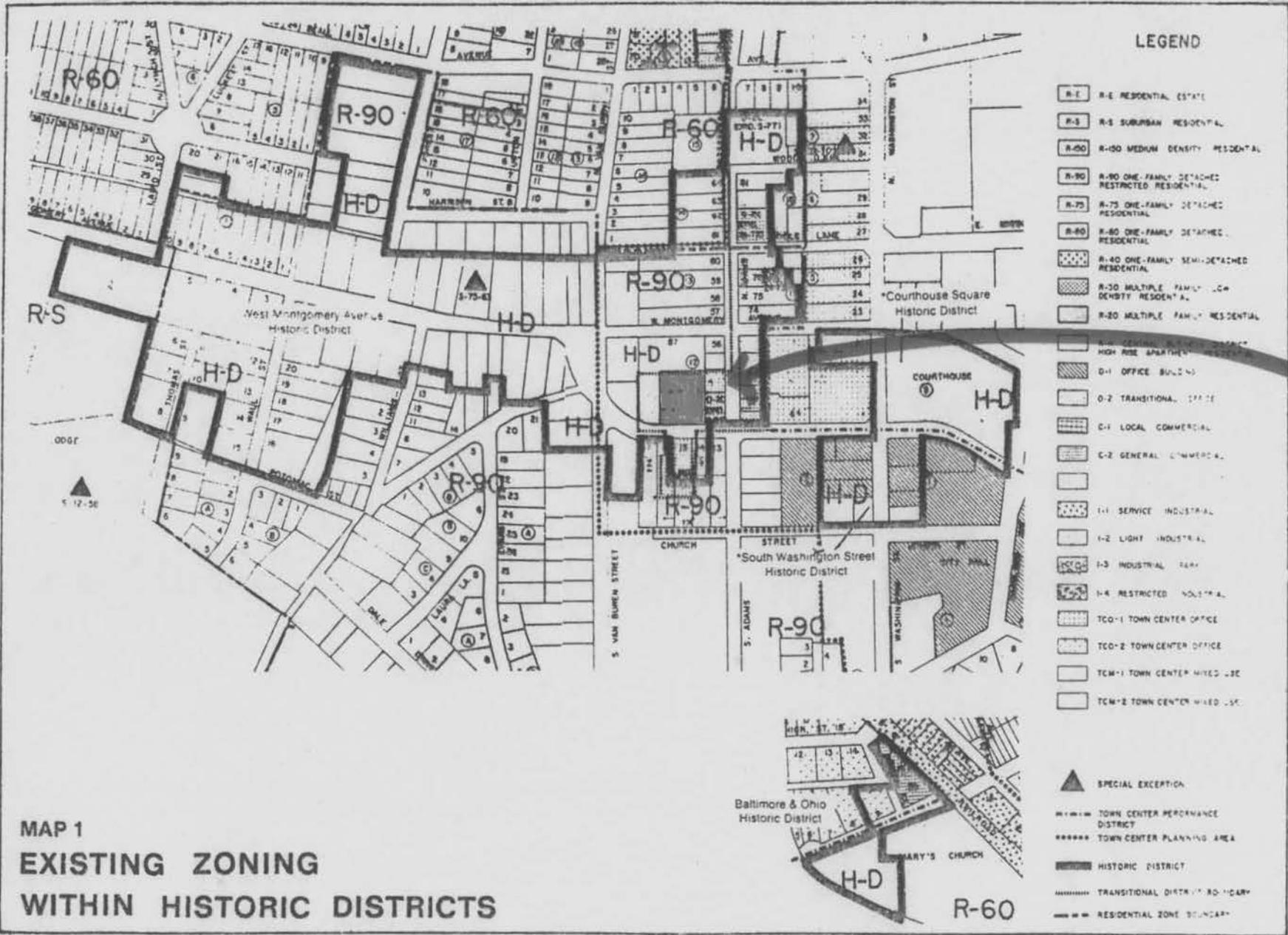
signature _____ date _____
Keeper of the National Register.

M:26-10-23



M: 26-10-23





*Note: For discussion and planning purposes South Washington Street and the Courthouse Square district are considered independent Historic Districts even though they are shown on the existing zoning map as one district.

M: 26/10/23
Cooke Luckett House
107 West Jefferson St.
Rockville

P11



100P-9

100P-9

M: 26/10/23

COOKE LUCKETT HOUSE
107 N. Jefferson St.

SOUTH ELEVATION

RICHARD H. ANDREWS
1608 Farragut Avenue
Rockville, Maryland 20851

AUGUST, 1984



RICHARD H. ANDREWS
1608 Farragut Avenue
Rockville, Maryland 20851

M: 26/10/23
COOKE LUCKETT HOUSE
107 N. Jefferson St.
EAST ELEVATION
AUGUST, 1984

100P-11

1008-11



RICHARD H. ANDREWS
1608 Farragut Avenue
Rockville, Maryland 20851

M: 26/10/23
COOKE LUCKETT HOUSE
107 W. Jefferson St.

SOUTH ELEVATION
GATE AND PATHWAY
AUGUST, 1984

1013-10